

MEMORANDUM

ADOPTED MARCH 9, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 74 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>			<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>		
Allston-Brighton	4	4	2		1
Back Bay	2	1			
Beacon Hill					
Charlestown	4				
Chinatown					1
City Proper					
Dorchester	3	4	3		2
East Boston	2	2			
Fenway	2				
Government Center					
Hyde Park	2	1			
Jamaica Plain	6		1		1
Kenmore					
Mattapan			1		
North End					
Roslindale	2	2	1		
Roxbury	1	2			1
South Boston	2		1		1
South Cove					
South End	3	1	1		
West Roxbury	2	3			1

Allston-Brighton

Denial	Z-12209-12211.	17-21 Delany Circle, two family dwellings.
Deferral	Z-12391.	40 Vineland Street, three family dwelling.
Denial	Z-12419.	417-433 Cambridge Street, auto-truck retail.
Denial	Z-12465.	3446 Washington Street, gas service station.
Approval	Z-12491.	149 Market Street, retail store.
Approval	Z-12505.	38-40 Winship Street, three family dwelling.
Denial without Prejudice	Z-12514.	252 Western Avenue, roof sign.
Denial	Z-12517.	288 Washington Street, addition.
Approval	Z-12525.	1079-1089 Commonwealth Avenue, place of worship.
Denial without Prejudice	Z-12529.	49 Chestnut Hill Avenue, eight apartments.
Approval	Z-12531.	20-22 Snow Street, existing four apartments.

Back Bay

Approval	Z-12358.	344 Newbury Street, addition.
Approval	Z-12501.	296 Beacon Street, addition.
Denial	Z-12556.	801-807 Boylston Street, parking lot.

Charlestown

Approval	Z-12389.	88 Rutherford Avenue, repair garage.
Approval	Z-12532.	48 Monument Square, three to four apartments.
Approval	Z-12553.	109 Bartlett Street, legalize three family dwelling.
Approval	Z-12537.	250 Main Street, seven apartments.

Chinatown

Deferral	Z-12506.	25 Tyler Street, retail poultry and poultry slaughter.
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Dorchester

Approval	Z-12410.	35 Robinson Street, two to three family dwelling.
Approval	Z-12386.	117-119 Quincy Street, eliminate vacant store.
Denial without Prejudice	Z-12422.	3 Neponset Avenue, take-out restaurant.
Denial without Prejudice	Z-12466.	413 Neponset Avenue, addition.
Denial	Z-12479.	22-30 Bowdoin Street, sales of used cars.
Denial without Prejudice	Z-12480- 12481.	581R-581 Adams Street, garage to one family dwelling.
Denial	Z-12490.	59 Sanford Street, woodworking shop, storage.
Deferral	Z-12496.	28 Athlewood Street, two family dwelling.
Approval	Z-12555 & 12638.	114A-130 Harvard Street, laundromat, restaurant.
Denial	Z-12388.	1501 Dorchester Avenue, increase capacity of bar/lounge.
Deferral	Z-12429.	1160 Dorchester Avenue, addition.
Denial	Z-12512.	1280 Dorchester Avenue, parking of trailers.

East Boston

Denial	Z-12476.	35 William Kelly Square, four to six apartments.
Approval	Z-12509.	109-111 St. Andrew Road, two to three family dwelling.
Denial	Z-12516.	184 Cottage Street, six to seven apartments.
Approval	Z-12526.	105-107 Trenton Street, laundromat.

Fenway

Approval	Z-12352.	8-10 Westland Avenue, addition.
Approval	Z-12502.	69 Gainsborough Street, nine to ten apartments.

Hyde Park

Denial	Z-12521-12524.	124A-124B Child Street, subdivision.
Approval	Z-12533.	12-14 Roseberry Road, enclose porch.
Approval	Z-12535-12536.	10-12 Hilton Street, subdivision.

Jamaica Plain

Approval	Z-12393.	125 South Huntington Avenue, eliminate proviso.
Approval	Z-12482.	27 Alveston Street, addition.
Approval	Z-12493.	35 Lila Road, addition.
Approval	Z-12515.	37 Custer Street, legalize two family dwelling.
Approval	Z-12520.	63-65 Burnett Street, two to three family dwelling.
Approval	Z-12538.	332 Jamaicaway, increase capacity of settlement house.
Deferral	Z-12539.	43 Union Avenue, eight apartments.
Denial without Prejudice	Z-12424.	3504 Washington Street, parking lot

Mattapan

Denial without Prejudice	Z-12528.	57-59 Hazelton Street, beauty salon.
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Roslindale

Denial	Z-12432.	77-79 Wellsmere Road, two to three family dwelling.
Approval	Z-12474.	18 Robert Street, replace underground gas tanks.
Denial	Z-12503.	120-122 Cummins Highway, two family dwelling.
Approval	Z-12513.	12 Brown Avenue, addition.
Denial without Prejudice	Z-12534.	61-63 Montclair Avenue, two family dwelling.

Roxbury

Approval	Z-12418.	2500 Washington Street, wholesale wire products.
Denial	Z-12421.	26 Schuyler Street, four to six apartments.
Deferral	Z-12451- 12452.	22-24 St. Cyprians Place, three to four family dwellings.
Denial	Z-12427.	320 Warren Street, three to four family dwelling.

South Boston

Approval	Z-12392.	313 Emerson Street, legalize two family dwelling.
Denial without Prejudice	Z-12430.	200 Bowen Street, five townhouse apartments.
Deferral	Z-12487- 12488.	61-63 Baxter Street, two family dwelling.
Approval	Z-12500.	214 L Street, enclose porches.

South End

Approval	Z-12387.	292 Shawmut Avenue, additions.
Approval	Z-12425.	585-585A Tremont Street, offices.
Denial	Z-12431.	38-38A Worcester Square, laundromat, store.
Denial without Prejudice	Z-12544.	647 Tremont Street, five apartments.
Approval	Z-12711.	1734 Washington Street, lodging house.

West Roxbury

Approval	Z-12390.	155 Lasell Street, addition.
Denial	Z-12484.	51-53 Edgemere Road, three family dwelling.
Denial	Z-12486.	20 Rockland Street, six apartments.
Deferral	Z-12545.	167-169 Spring Street, resolve concerns.
Approval	Z-12583.	17 Glenellen Road, addition.
Denial	Z-12546.	5337C-D Washington Street, attached garage.

BOARD OF APPEAL REFERRALS

MARCH 9, 1989

Hearing

- | | | |
|------------------|---------|--|
| 1. Z-12209-12211 | 3/21/89 | Luster T. Delany
17-21 Delany Circle, Brighton |
| 2. Z-12352 | 3/14/89 | Amalfi Realty Trust
8-10 Westland Avenue, Boston |
| 3. Z-12358 | 3/7/89 | Phineas Alpers
344 Newbury Street, Boston |
| 4. Z-12386 | 3/7/89 | Odessa Williamson
117-119 Quincy Street, Dorchester |
| 5. Z-12387 | 3/7/89 | Walter Hoffmann
292 Shawmut Avenue, Boston |
| 6. Z-12388 | 3/7/89 | James J. Mawn
1493-1501 Dorchester Avenue, Dorchester |
| 7. Z-12389 | 3/7/89 | Anthony J. Gandolfo
88 Rutherford Avenue, Charlestown |
| 8. Z-12390 | 3/7/89 | Robert F. McDonald
155 Lasell Street, West Roxbury |
| 9. Z-12391 | 3/14/89 | David M. Graham
40 Vineland Street, Brighton |
| 10. Z-12392 | 3/14/89 | Stephen McCarthy
313 Emerson Street, South Boston |
| 11. Z-12393 | 3/14/89 | 107 Park Drive Trust
125 South Huntington Avenue, Jamaica Plain |
| 12. Z-12410 | 3/14/89 | Michael S. MacLeod
35 Robinson Street, Dorchester |
| 13. Z-12418 | 3/7/89 | Smith, McNulty & Kearney
2500 Washington Street, Roxbury |
| 14. Z-12419 | 3/7/89 | Leonard Sherman
417-433 Cambridge Street, Brighton |
| 15. Z-12421 | 3/7/89 | Solomon Kenea
26 Schuyler Street, Roxbury |
| 16. Z-12422 | 3/7/89 | Theodore Demetropoulos
3 Neponset Avenue, Dorchester |
| 17. Z-12424 | 3/7/89 | Edward J. Burke
3504 Washington Street, Jamaica Plain |

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

MARCH 9, 1989

	<u>Hearing</u>	
18. Z-12425	3/7/89	Yvonne Bastianelli 585-585A Tremont Street, Boston
19. Z-12427	3/7/89	Solomon Kenea 320 Warren Street, Roxbury
20. Z-12429	3/7/89	Alan & Harriet Saks 1160 Dorchester Avenue, Dorchester
21. Z-12430	3/7/89	Bowen Realty Trust 200 Bowen Street, South Boston
22. Z-12431	3/7/89	Theodores Fotiadis 38-38A Worcester Square, Boston
23. Z-12432	3/14/89	Michael Noel Coyne 77-79 Wellsmere Road, Roslindale
24. Z-12451-12452	3/7/89	22-24 St. Cyprians Realty 22-24 St. Cyprians Place, Roxbury
25. Z-12465	3/14/89	Bernard F. Shadrawy, Jr. 3446 Washington Street, Jamaica Plain
26. Z-12466	3/14/89	Habib Mourad 413 Neponset Avenue, Dorchester
27. Z-12474	3/14/89	Antonios Papathanasiou 18 Robert Street, Roslindale
28. Z-12476	3/14/89	Vincenzo Palermo 35 & 36 William Kelly Square, East Boston
29. Z-12479	3/14/89	Marcus Johnson 22-30 Bowdoin Street, Dorchester
30. Z-12480-12481	3/21/89	Anton Pepgjonaj 581R-581 Adams Street, Dorchester
31. Z-12482	3/14/89	John E. Rosewitz 27 Alveston Street, Jamaica Plain
32. Z-12484	3/14/89	Adolph & Enna Jackle 51-53 Edgemere Road, West Roxbury
33. Z-12486	3/21/89	Angelo Musto 20 Rockland Street, West Roxbury
34. Z-12487-12488	3/14/89	Lawrence O'Brien 61-63 Baxter Street, South Boston

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BOARD OF APPEAL REFERRALS

MARCH 9, 1989

Hearing

35.	Z-12490	3/28/89	Jean Walsh 59 Sanford Street, Dorchester
36.	Z-12491	3/21/89	Lillian Manning 149 Market Street, Brighton
37.	Z-12493	3/14/89	Jeanne & Douglas Dockery 35 Lila Road, Jamaica Plain
38.	Z-12496	3/14/89	Levester Mikell 28 Athelwold Street, Dorchester
39.	Z-12500	3/7/89	Laura Taverna 214 L Street, South Boston
40.	Z-12501	3/21/89	George P. Demeter 296 Beacon Street, Boston
41.	Z-12502	3/21/89	Gainsboro Realty Trust 69 Gainsborough Street, Boston
42.	Z-12503	3/21/89	Richard Jennings 120-122 Cummins Highway, Roslindale
43.	Z-12505	3/21/89	Pompeo Leone 38-40 Winship Street, Brighton
44.	Z-12506	3/21/89	Ming Tam Enterprises, Inc. 25 Tyler Street, Boston
45.	Z-12509	3/28/89	Joan Lee 109-111 St. Andrew Road, East Boston
46.	Z-12512	3/28/89	Kostas Papoulidis 1280 Dorchester Avenue, Dorchester
47.	Z-12513	3/21/89	Kevin F. Murray 12 Brown Avenue, Roslindale
48.	Z-12514	3/28/89	Michael Hynds 252 Western Avenue, Brighton
49.	Z-12515	3/21/89	Alexander T. Kidaloski, Jr. 37 Custer Street, Jamaica Plain
50.	Z-12516	3/28/89	Phillip D. Greco, Trustee 184 Cottage Street, East Boston
51.	Z-12517	3/28/89	Nicholas Darviris 288 Washington Street, Brighton

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BOARD OF APPEAL REFERRALS

MARCH 9, 1989

Hearing

52.	Z-12520	3/21/89	Jeffrey Roche 63-65 Burnett Street, Jamaica Plain
53.	Z-12521-12524	3/21/89	Daniel E. Kelly 124A, 124B, 126A, 126B Child Street, Hyde Park
54.	Z-12525	3/28/89	Bernard F. Shadrawy, Jr. 1079-1089 Commonwealth Avenue, Brighton
55.	Z-12526	3/21/89	Gerald Cioffi 105-107 Trenton Street, East Boston
56.	Z-12528	3/21/89	Fletcher H. Wiley, Esq. 57-59 Hazelton Street, Mattapan
57.	Z-12529	3/28/89	Arthur P. Sakellaris 49 Chestnut Hill Avenue, Brighton
58.	Z-12531	3/28/89	Cicconi Family Trust #2 20-22 Snow Street, Brighton
59.	Z-12532	3/21/89	Eleanor R. Sokol 48 Monument Square, Charlestown
60.	Z-12533	3/28/89	James Carter 12-14 Roseberry Road, Hyde Park
61.	Z-12534	3/28/89	Gary C. Martell 61-63 Montclair Avenue, Roslindale
62.	Z-12535-12536	3/28/89	Hilton Street Realty Trust 10-12 Hilton Street, Hyde Park
63.	Z-12537	3/7/89	Jay Mason 250 Main Street, Charlestown
64.	Z-12538	3/28/89	Jamaicaway Sky Trust 332 Jamaicaway, Jamaica Plain
65.	Z-12539	3/28/89	Stephen R. Kiley 43 Union Avenue, Jamaica Plain
66.	Z-12540	3/28/89	Victor Carlevale 5337C-D Washington Street, West Roxbury
67.	Z-12544	3/7/89	N & M Trust VII 647 Tremont Street, Boston
68.	Z-12545	3/28/89	Wildwood Realty Trust 167-169 Spring Street, West Roxbury

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

MARCH 9, 1989

Hearing

- | | | | |
|-----|-----------------|---------|--|
| 69. | Z-12553 | 3/28/89 | John F. Graham
109 Bartlett Street, Charlestown |
| 70. | Z-12555 & 12638 | 3/14/89 | Richard D. Rist
114A-130 Harvard Street, Dorchester |
| 71. | Z-12556 | 3/7/89 | 801 Boylston Street Trust
801-807 Boylston Street, Boston |
| 72. | Z-12583 | 3/14/89 | James Gribaudo
17 Glenellen Road, West Roxbury |
| 73. | Z-12711 | --- | 1734 Washington Street Limited Partnership
1734 Washington Street, Boston |
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- *74. Z-12483 3/21/89 Trustees of Boton University
631-633 Commonwealth Avenue, Boston

*NOT INCLUDED IN ORIGINAL SUBMISSION

3/9/89

Hearing: 3/21/89 Z-12209-12211
Luster T. Delany
17-19-21 Delany Circle
Brighton

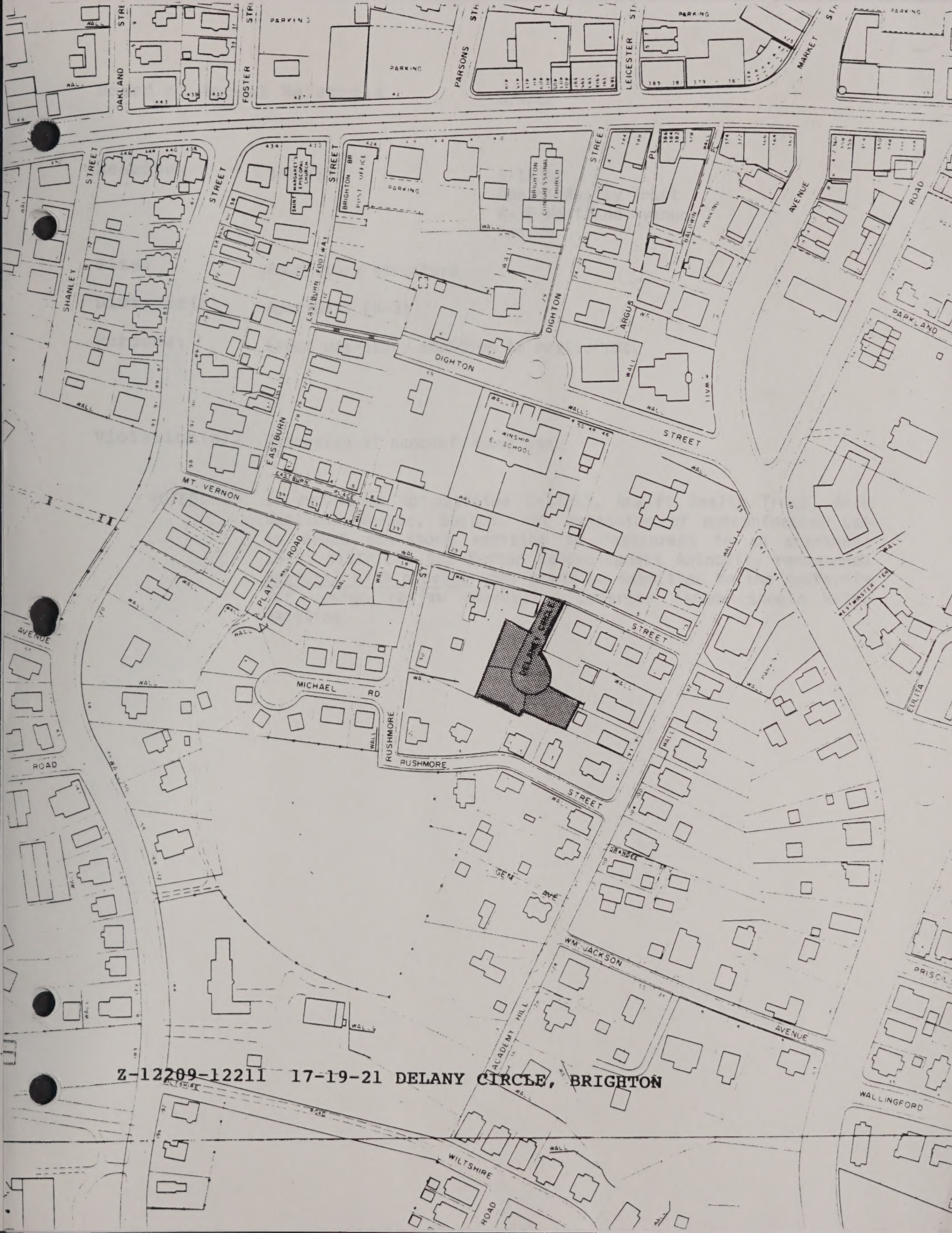
Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect three two-family dwellings.

Violation(s): Two-family dwelling is forbidden use.
Insufficient lot area, front, side, and rear yards.
Parking design.
Interim Planning Overlay District.

VOTED: In reference to petitions Z-12209-12211, Luster T. Delany, 17-19-21 Delany Circle, Brighton, for three forbidden uses and thirteen variances to erect three two-family dwellings in a single-family (S-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Although less dense than previous proposals, this appeal still excessively violates the minimum lot size requirement and poses a serious threat to the light and air of neighboring homes. Appellant has not demonstrated enough hardship to justify such an imposition, in addition to increased parking and traffic burdens, on the neighborhood. Planning and Zoning Advisory Committee is opposed.



Z-12209-12211 17-19-21 DELANY CIRCLE, BRIGHTON

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12352
Amalfi Realty Trust
8-10 Westland Avenue
Boston

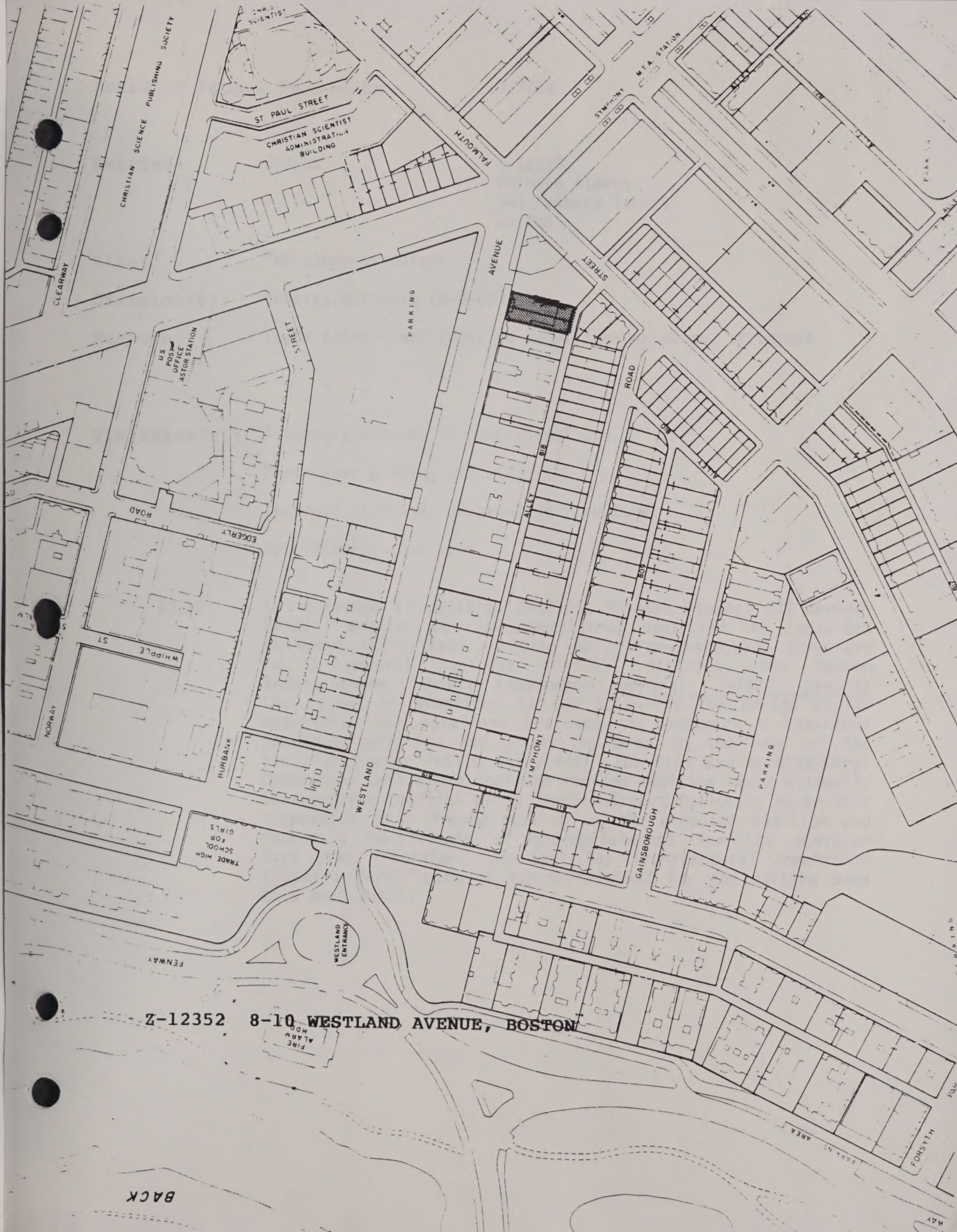
Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Erect one-story addition to restaurant.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12352, Amalfi Realty Trust, 8-10 Westland Avenue, Boston, for extension of nonconforming use to erect one-story addition to restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Exterior facade should match existing.



Z-12352 8-10 WESTLAND AVENUE, BOSTON

BACK

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89

Z-12358
Phineas Alpers
344 Newbury Street
Boston

Site: Two-story structure

District(s): General business (B-3-65)

Purpose: Erect third-floor addition to office-restaurant structure.

Violation(s): Accessory parking is conditional use.

Restricted parking district.

Increase in height of pre-Code structure.

Insufficient rear yard.

VOTED: In reference to petition Z-12358, Phineas Alpers, 344 Newbury Street, Boston, for two conditional uses and two variances to erect third-floor addition to office-restaurant structure in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The appellant proposes to construct a one-story penthouse addition and a parking area in the rear of the air rights over Public Alley 444. The Back Bay Architectural Commission determined that the rooftop addition would minimally interrupt the roofline along Newbury Street following an on-site inspection of a framed mock-up of the proposed addition and issued a Certificate of Appropriateness for the addition last year. Further, the Back Bay Architectural Commission issued a Certificate of Appropriateness for the parking area this past March.

EXHIBIT
A REA

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12386
Odessa Williamson
117-119 Quincy Street
Dorchester

Site: 3½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three apartments and store to three apartments.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12386, Odessa Williamson, 117-119 Quincy Street, Dorchester, for change of occupancy from three apartments and store to three apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Additional space for first-floor apartment.



Z-12386 117-119 QUINCY STREET, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89

Z-12387
Walter Hoffman
292 Shawmut Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Erect dormer and roofdeck additions to four-apartment structure.

Violation(s): Excessive floor area ratio.

Restricted roof structure district.

VOTED: In reference to petition Z-12387, Walter Hoffman, 292 Shawmut Avenue, Boston, for two variances to erect dormer and roofdeck additions to four-apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Additions will be architecturally compatible with surrounding properties and will not be visible from Shawmut Avenue.



2-12387 292 SHAWMUT AVENUE, BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12388
James J. Mawn
1493-1501 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): General business (B-1)

Purpose: Increase seating capacity of bar-lounge from 175 to 250 persons.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-12388, James J. Mawn, 1493-1501 Dorchester Avenue, Dorchester, for variance to increase seating capacity of bar-lounge front 175 to 250 persons in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. The property lies in the Field's Corner subdistrict of the Dorchester Avenue Interim Planning Overlay District. The proposed increase in capacity is inappropriate because of the lack of off-street parking and the precedent an increase in capacity would have on the surrounding taverns in the Field's Corner area. There is a combination of liquor service establishments in the immediate area with capacity for over 1000 people, this includes both food and liquor-related restaurants and liquor only taverns. Any increase in capacity affects all of the liquor establishments in the Field's Corner area along Dorchester Avenue because of the lack of off-street parking facilities and the existing concentration of liquor-related businesses in the area. The Dorchester Avenue PZAC has voted to oppose the increase in capacity.



Z-12388 1493-1501 DORCHESTER, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89

Z-12389
Anthony J. Gandolfo
88 Rutherford Avenue
Charlestown

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from retail store to repair shop garage.

Violation(s): Repair shop garage is forbidden use.

Barrier free access.

VOTED: In reference to petition Z-12389, Anthony J. Gandolfo, 88 Rutherford Avenue, Charlestown, for forbidden use and variance for change of occupancy from retail store to repair shop garage in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Small repair garage has been existing for approximately twenty-five years. No detrimental impact. Neighbors and abutters support petition.



Z-12389 88 RUTHERFORD AVENUE, CHARLESTOWN

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89

Z-12390
Robert F. McDonald
155 Lasell Street
West Roxbury

Site: 1½-Story structure

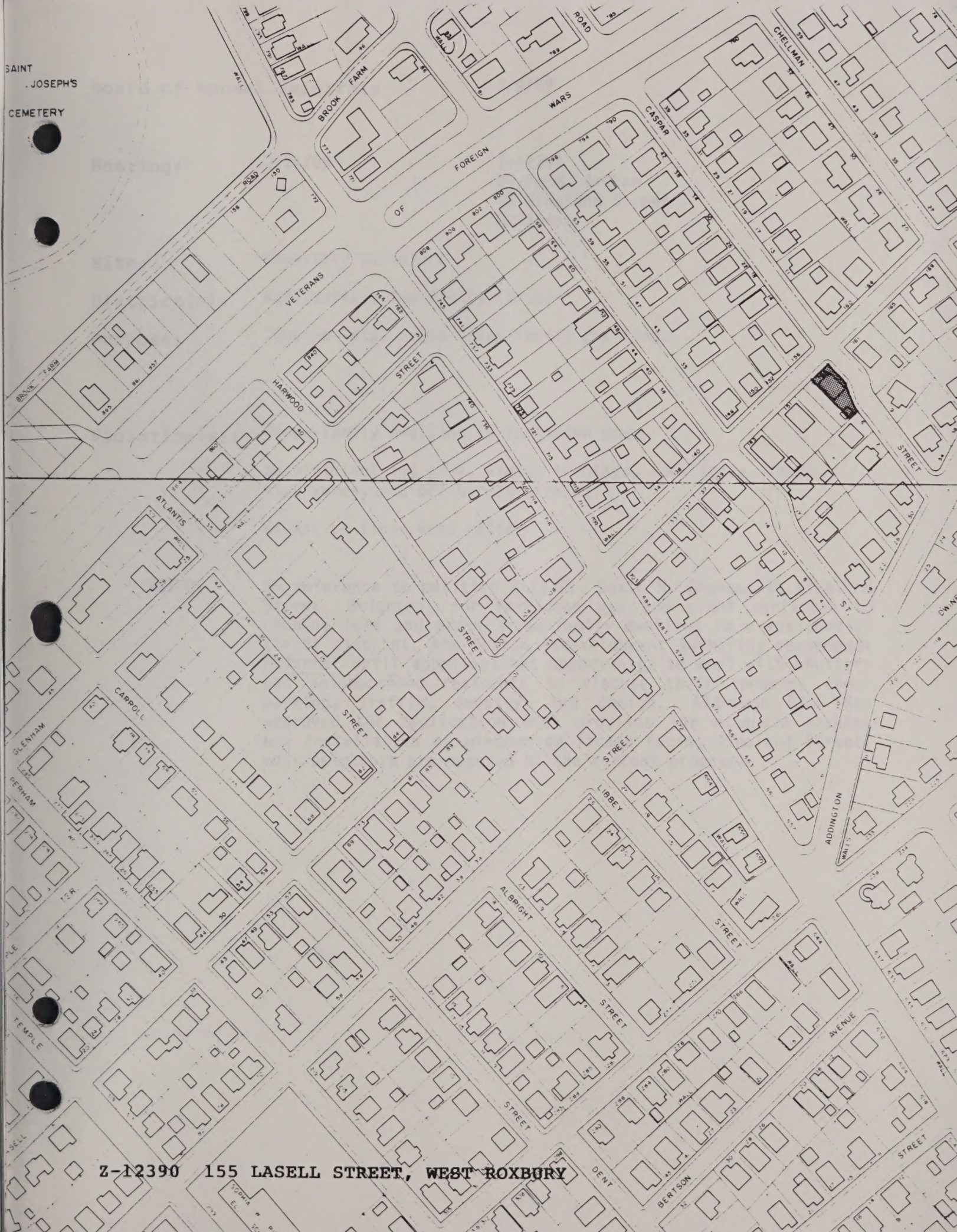
District(s): Single-family (S-.5)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12390, Robert F. McDonald, 155 Lasell Street, West Roxbury, for variance to erect dormer addition to one-family dwellin in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition will not adversely impact neighborhood. Abutters support proposal.

SAINT
JOSEPH'S
CEMETERY



Z-12390 155 LASELL STREET, WEST ROXBURY

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12391
David M. Graham
40 Vineland Street
Brighton

Site: One-story structure

District(s): Residential, two-family (R-.5)

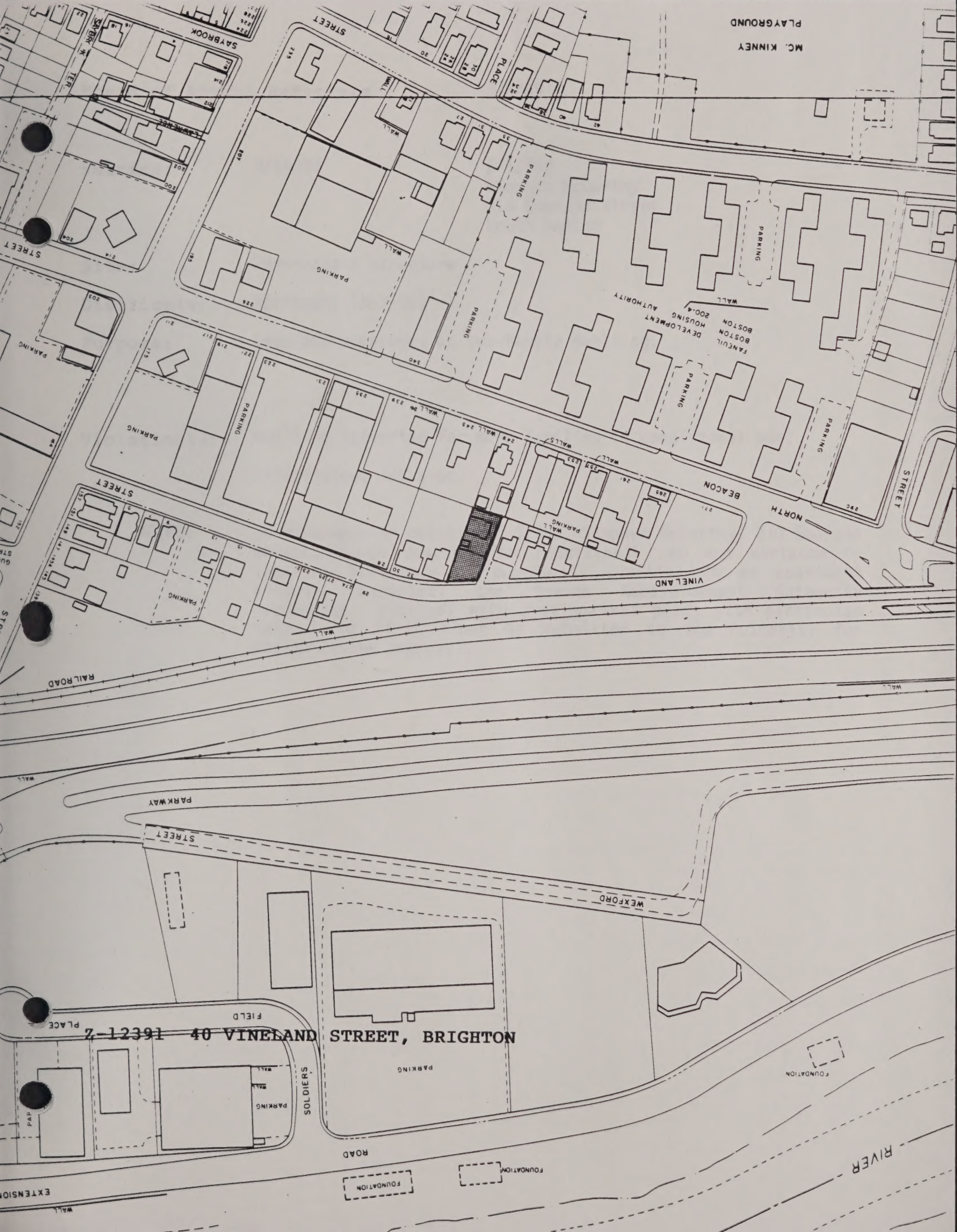
Purpose: Combine lots; erect three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space, front,
side yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-12391, David M. Graham, 40 Vineland Street, Brighton, for forbidden use and eight variances to combine lots and erect three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until appellant has opportunity to meet with abutters and neighborhood residents to discuss their concerns about parking, traffic, density, and design. Although PZAC has approved the application with provisos for adequate parking and installation of windows on facade facing Vineland Street, most neighbors are opposed to the current proposal.



PLAYGROUND
MC. KINNEY

FANEUIL DEVELOPMENT
BOSTON HOUSING
AUTHORITY

BEACON

VINELAND

PARKWAY

STREET

WEXFORD

FOUNDATION

RIVER

ROAD

FOUNDATION

FOUNDATION

SOLDIERS

PARKING

PARKING

FIELD

7-12391 40 VINELAND STREET, BRIGHTON

PLACE

EXTENSION

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89

Z-12392
Stephen McCarthy
313 Emerson Street
South Boston

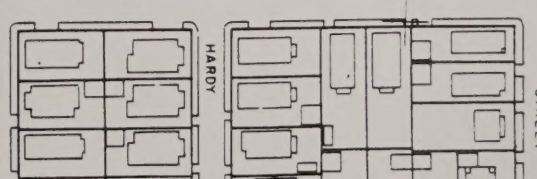
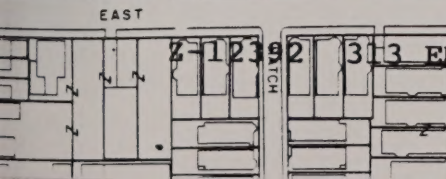
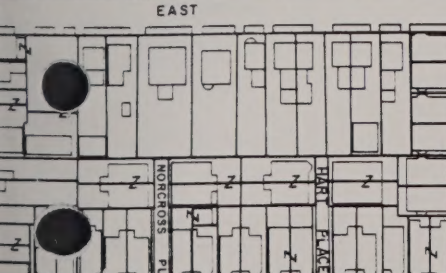
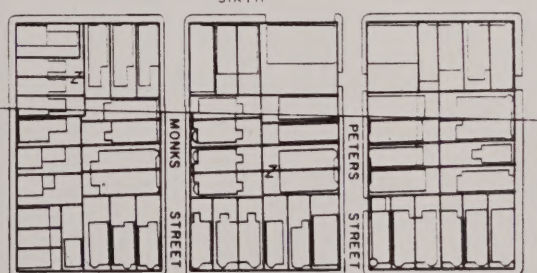
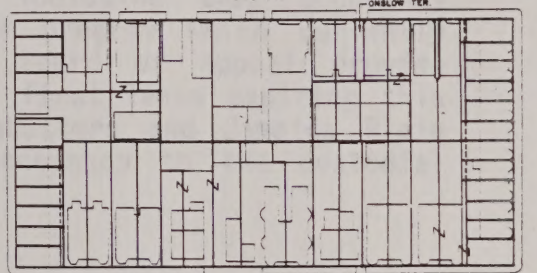
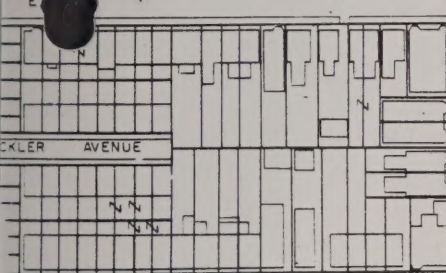
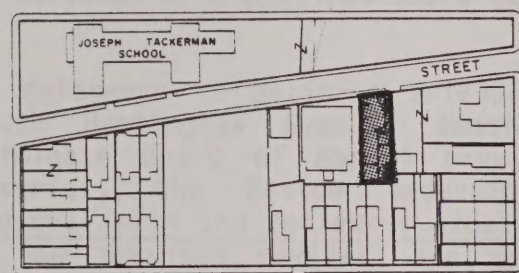
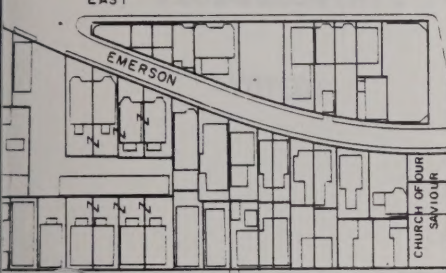
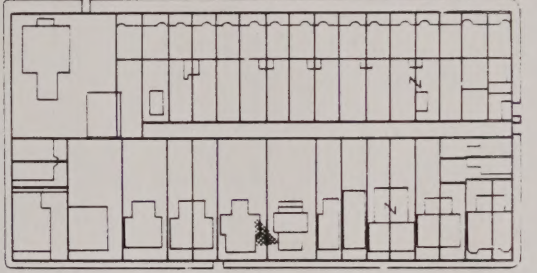
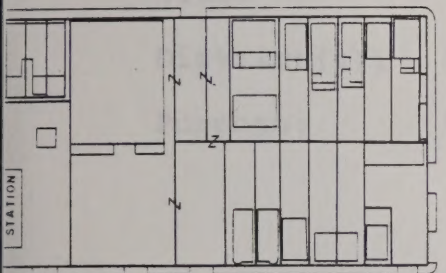
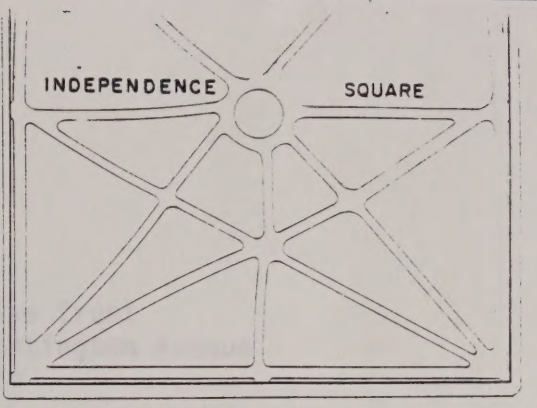
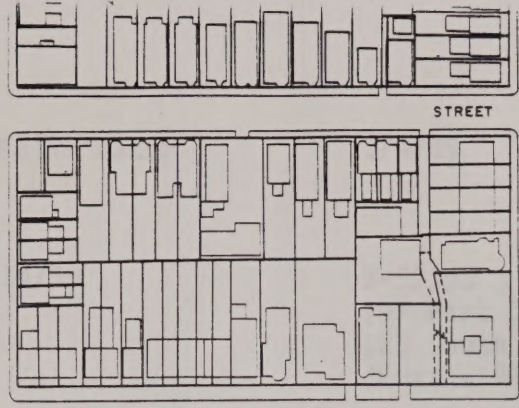
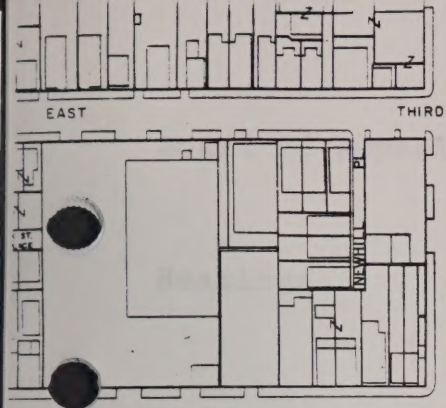
Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.
Insufficient lot area.

VOTED: In reference to petition Z-12392, Stephen McCarthy, 313 Emerson Street, South Boston, for conditional use and variance to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to first floor be submitted to the Authority for design review approval.



2-12392 313 EMERSON STREET, SOUTH BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12393
107 Park Drive Trust
125 South Huntington Avenue
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Eliminate Board of Appeal proviso.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-12393, 107 Park Drive Trust, 125 South Huntington Avenue, Jamaica Plain, for variance to eliminate Board of Appeal proviso in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the use be subject to the provisos reviewed and approved by the Jamaica Plain PZAC and abutting institutions, including that occupancy be limited to the custodial care program which currently occupies the premises. Previous Board of Appeal proviso limits the use to the term of the first lease expiring this year. Appellant has support of abutters and Jamaica Plain PZAC and accepts limitation of occupancy to the custodial care program.



12393 125 SOUTH HUNTINGTON AVENUE, JAMAICA PLAIN

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89.

Z-12410
Michael S. MacLeod
35 Robinson Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.
Insufficient lot area.

VOTED: In reference to petition Z-12410, Michael S. MacLeod, 35 Robinson Street, Dorchester, for conditional use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for approximately twenty years.



Z-12410 35 ROBINSON STREET, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12418
Arthur J. Hurley Co., Inc.
2500 Washington Street
Roxbury

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from museum storage and classroom to wholesale of wire products.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12418, Arthur J. Hurley Co., Inc., 2500 Washington Street, Roxbury, for change of occupancy from museum and classroom to wholesale of wire products in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The property lies in the Dudley Square special study area and along a Boulevard Planning District within the Roxbury Interim Planning Overlay District. The proposed change of use is compatible with the surrounding commercial uses and does not conflict with the goals and objectives of the Interim Planning Overlay District in the surrounding area. Appellant has met with and reviewed the proposal with the Roxbury Neighborhood Council, which has voted to support the conversion.



Z-12418 2500 WASHINGTON STREET, ROXBURY

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12419
Leonard Sherman
417-433 Cambridge Street
Brighton

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from two restaurants, electrical contractor, real estate office, retail store, and dog grooming shop to two restaurants, electrical contractor, real estate office, retail store, and auto and truck rental.

Violation(s): Auto-truck rental is conditional use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12419, Leonard Sherman, 417-433 Cambridge Street, Brighton, for conditional use for change of occupancy from two restaurants, electrical contractor, real estate office, retail store, and dog grooming shop to two restaurants, electrical contractor, real estate office, retail store, and auto and truck rental in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The legalization of this truck and car rental establishment would have a negative impact on traffic and parking in a section of Cambridge Street that already suffers from a high volume of traffic and automotive-related uses. This appeal does not conform to the goals of the Interim Planning Overlay District for this Boulevard Planning District. PZAC is opposed.



2-12419 417-433 CAMBRIDGE STREET, BRIGHTON

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12421
Solomon Kenea
26 Schuyler Street
Roxbury

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four to six apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-12421, Solomon Kenea, 26 Schuyler Street, Roxbury, for forbidden use and variance for change of occupancy from four to six apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Density increase is inappropriate. Proposed basement apartments do not provide adequate living space. Neighbors have expressed opposition.



Z-12421 26 SCHUYLER STREET, ROXBURY

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12422
Theodore Demetropoulos
3 Neponset Avenue
Dorchester

Site: Vacant gas service station

District(s): General business (L-.5)

Purpose: Change occupancy from gas service station to eat-in and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.
Barrier free access.

VOTED: In reference to petition Z-12422, Theodore Demetropoulos, 3 Neponset Avenue, Dorchester, for conditional use and variance for change of occupancy from gas service station to eat-in and take-out restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. The conversion of this structure to a restaurant is inappropriate as proposed. Property is located at the beginning of Neponset Avenue at the intersection of Adams Street, a busy intersection channeling traffic through Dorchester from Field's Corner to Morrissey Boulevard. The immediate area is a mix of residential and heavy commercial uses a majority involving heavy vehicular traffic. The appellant should meet with the Authority and the community to review the proposal and address the concerns and impacts that restaurant would have at this location.



2-12422 3 NEPONSET AVENUE, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12424
Edward J. Burke
3504 Washington Street
Jamaica Plain

Site: 7,195 Square feet of land

District(s): Local business (L-.5)

Purpose: Use premises for parking of 24 cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-12424, Edward J. Burke, 3504 Washington Street, Jamaica Plain, for conditional use to use premises for parking of 24 cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should work with the community, Zoning Committee, and Authority to develop an appropriate plan. This site is located in the Washington Street Boulevard Planning District of the Jamaica Plain Interim Planning Overlay District, and is currently undergoing study for urban design and land use guidelines. Zoning Committee recommended deferral.



Z-12424 3504 WASHINGTON STREET, JAMAICA PLAIN

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89

Z-12425
Yvonne Bastianelli
585-585A Tremont Street
Boston

Site: 5½-Story structure

District(s): Local business (L-2)

Purpose: Change occupancy from two-family dwelling and stores to two-family dwelling and two offices.

Violation(s): Barrier free access.

VOTED: In reference to petition Z-12425, Yvonne Bastianelli, 585-585A Tremont Street, Boston, for variance for change of occupancy from two-family dwelling and stores to two-family dwelling and two offices in a local business (L-2) district, the Boston Redevelopment Authority recommends approval. Street-level offices are compatible with local business district.



2-12425 585-585A TREMONT STREET, BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12427
Solomon Kenea
320 Warren Street
Roxbury

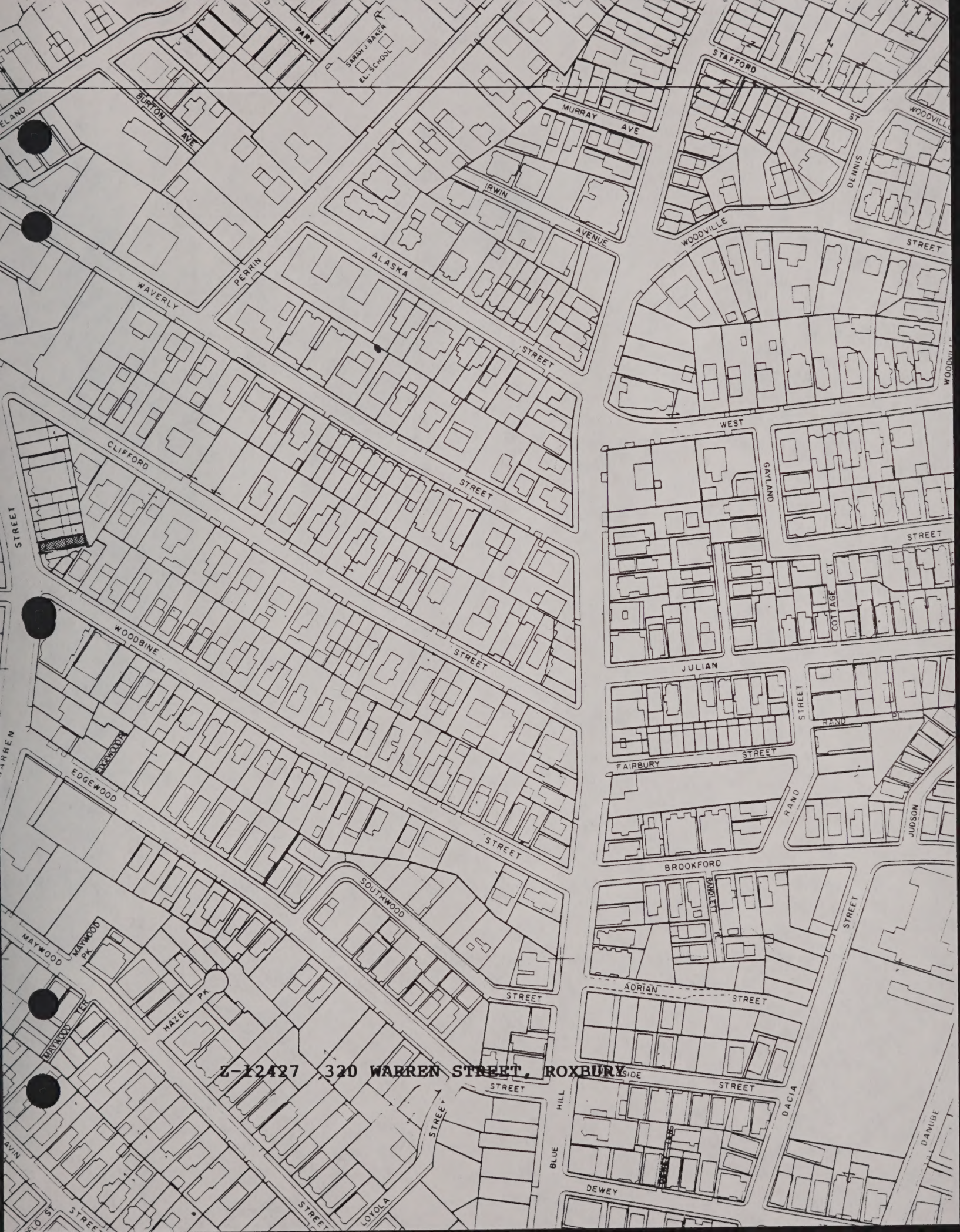
Site: Three-story structure

District(s): General business (B-1)

Purpose: change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12427, Solomon Kenea, 320 Warren Street, Roxbury, for forbidden use and two variances for change of occupancy from three- to four-family dwelling in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The property lies along a Boulevard Planning District within the Sav-Mor subdistrict of the Roxbury Interim Planning Overlay District. The fourth unit is to be located in the basement of this structure. The building is part of a series of brick rowhouses along Warren Street. Creating a separate unit in the basement of the building is inappropriate. This is a row structure with similar dimensions and features, and the increase in the density in one structure would set a precedent for the entire row. The existing units along this row and including this building lack sufficient off-street parking and open space. Neighbors have expressed concern about the use of the basement as a separate living unit.



Z-12427 320 WARREN STREET, ROXBURY

Board of Appeal Referrals

3/9/89

26

Hearing: 3/7/89 Z-12429
Alan & Harriet Saks
1160 Dorchester Avenue
Dorchester

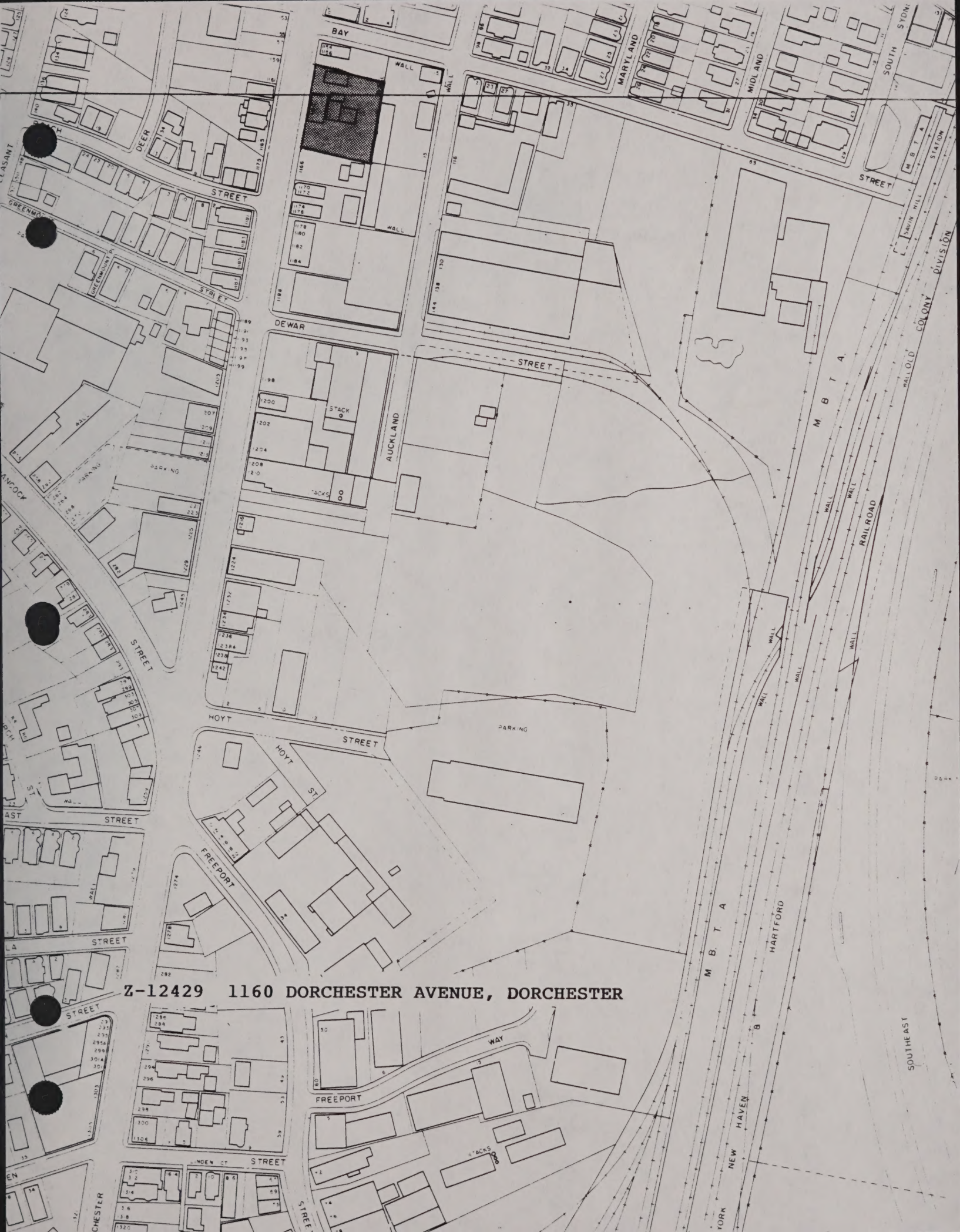
Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story addition to tire sales and service structure.

Violation(s): Insufficient rear yard.
Interim Planning Overlay District.

In reference to petition Z-12429, Alan & Harriet Saks, 1160 Dorchester Avenue, Dorchester, for variance to erect one-story addition to tire sales and service structure in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. The property lies in the Glover's Corner subdistrict of the Dorchester Avenue Interim Planning Overlay District. The appellant has met with the Authority and the community and is reviewing the proposal with respect to the size and location of the proposed addition. Presently, the proposal conflicts with the goals and objectives of the IPOD.



Z-12429 1160 DORCHESTER AVENUE, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12430
Bowen Realty Trust
200 Bowen Street
South Boston

Site: 3,775 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect five-unit apartment structure.

Violation(s): Insufficient lot area, open space, front, and rear yards.
Excessive floor area ratio.

VOTED: In reference to petition Z-12430, Bowen Realty Trust, 200 Bowen Street, South Boston, for six variances to erect five-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is a 3,775-square-foot vacant lot upon which five attached townhouses with parking in the rear are proposed. Plans indicate the building will occupy the full width of the lot (75'6") creating a serious density problem on this narrow (20') one-way public street. Parking is accessed via a proposed easement from West Fifth Street resulting in the rear yard being almost totally asphalt paved. Additionally, the status of the easement is not settled. Telephone conversations with a representative of the rear abutters indicate an easement is not likely to be negotiated. The number of units proposed should be reduced thereby lessening the density, increasing the open/green space and providing access to the parking area from Bowen Street.



Z-12430 200 BOWEN STREET, SOUTH BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89

Z-12431
Theodores Fotiadis
38-38A Worcester Square
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from eight apartments and restaurant to eight apartments, laundromat, and retail store.

Violation(s): Change in nonconforming use.

Barrier free access.

VOTED: In reference to petition Z-12431, Theodores Fotiadis, 38-38A Worcester Square, Boston, for change in nonconforming use and variance for change of occupancy from eight apartments and restaurant to eight apartments, laundromat, and retail store in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Proposed inappropriate uses would generate additional pedestrian and vehicular traffic with no off-street parking. Hours of operation are a neighborhood concern. Worcester Square Area Association and neighbors are opposed.



Z-12431 38-38A WORCESTER SQUARE, BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12432
Michael Noel Coyne
77-79 Wellsmere Road
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling; erect
dormer addition.

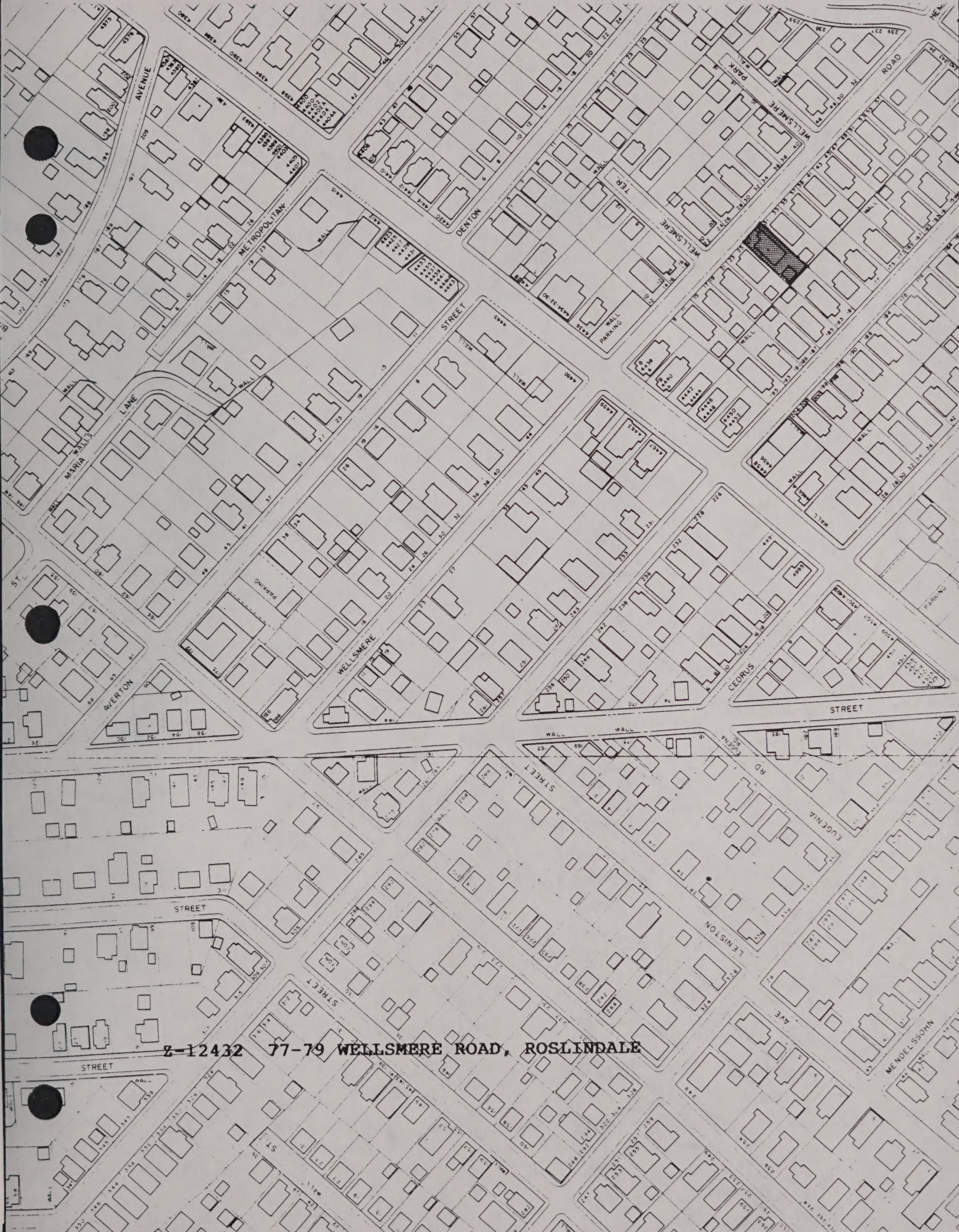
Violation(s): Three-family dwelling is forbidden use.

Dwelling converted for more families is forbidden use.

Insufficient lot area and side yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-12432, Michael Noel Coyne, 77-79
Wellsmere Road, Roslindale, for two forbidden uses and three
variances for change of occupancy from two- to three-family
dwelling and erect dormer addition in a residential (R-.5)
district, the Boston Redevelopment Authority recommends
denial. Predominantly two-family neighborhood. Three-family
dwelling would create an unwelcome precedent and increase
traffic and parking problems. Community opposition is very
strong and vocal.



z-12432 77-79 WELLSMERE ROAD, ROSLINDALE

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12451-12452
22-24 St. Cyprians Realty
22-24 St. Cyprians Place
Roxbury

Site: Three-story duplex structures

District(s): Manufacturing (M-1)

Purpose: Change occupancy of each structure from three- to four-family dwellings.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

Interim Planning Overlay District.

VOTED: In reference to petitions Z-12451-12452, 22-24 St. Cyprians Realty, 22-24 St. Cyprians Place, Roxbury, for two forbidden uses and four variances for change of occupancy of each structure from three- to four-family dwelling in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Appellant should meet with neighbors and Roxbury Neighborhood Council to discuss proposal. Location of new units is a prime concern.



Z-12451-12452 22-24 ST. CYPRIAN'S PLACE, ROXBURY

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12465
Morris Realty Trust
3446 Washington Street
Jamaica Plain

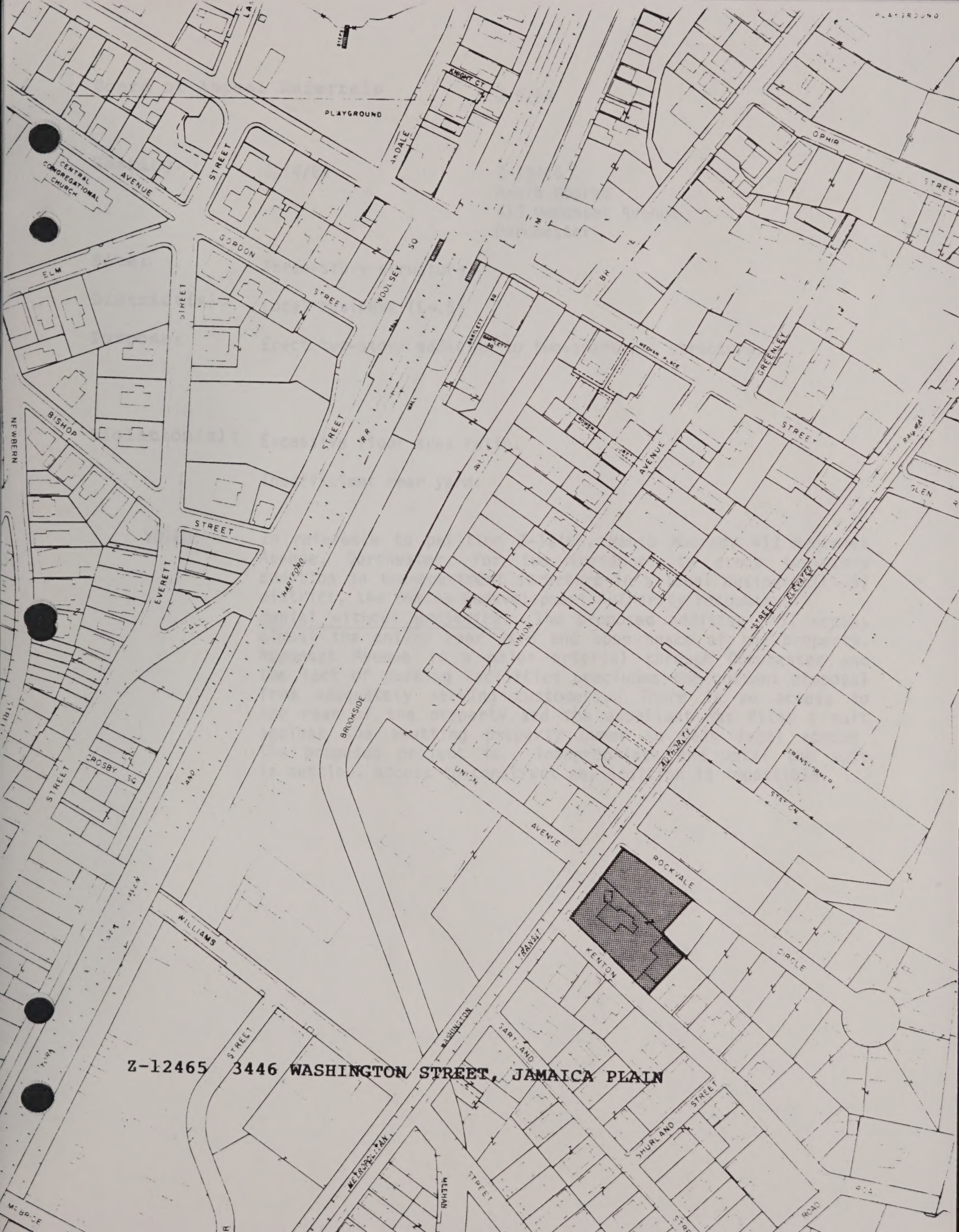
Site: Gas service station

District(s): Local business (L-.5)

Purpose: Continue gas service station use.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-12465, Morris Realty Trust, 3446 Washington Street, Jamaica Plain, for variance to continue gas service station use in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Extension of this conditional use will be detrimental to the neighborhood and threaten continued improvements to the Washington Street area. Increasing residential development and investment, the redesign of Washington Street and designation of the area as a Boulevard Planning District under the new IPOD make this use inappropriate to the site. Neighborhood and Zoning Committee are strongly opposed, citing concerns for traffic, safety, gas fumes, and litter.



Z-12465 3446 WASHINGTON STREET, JAMAICA PLAIN

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12466
Habib Mourad
413 Neponset Avenue
Dorchester

Site: Three-story structure

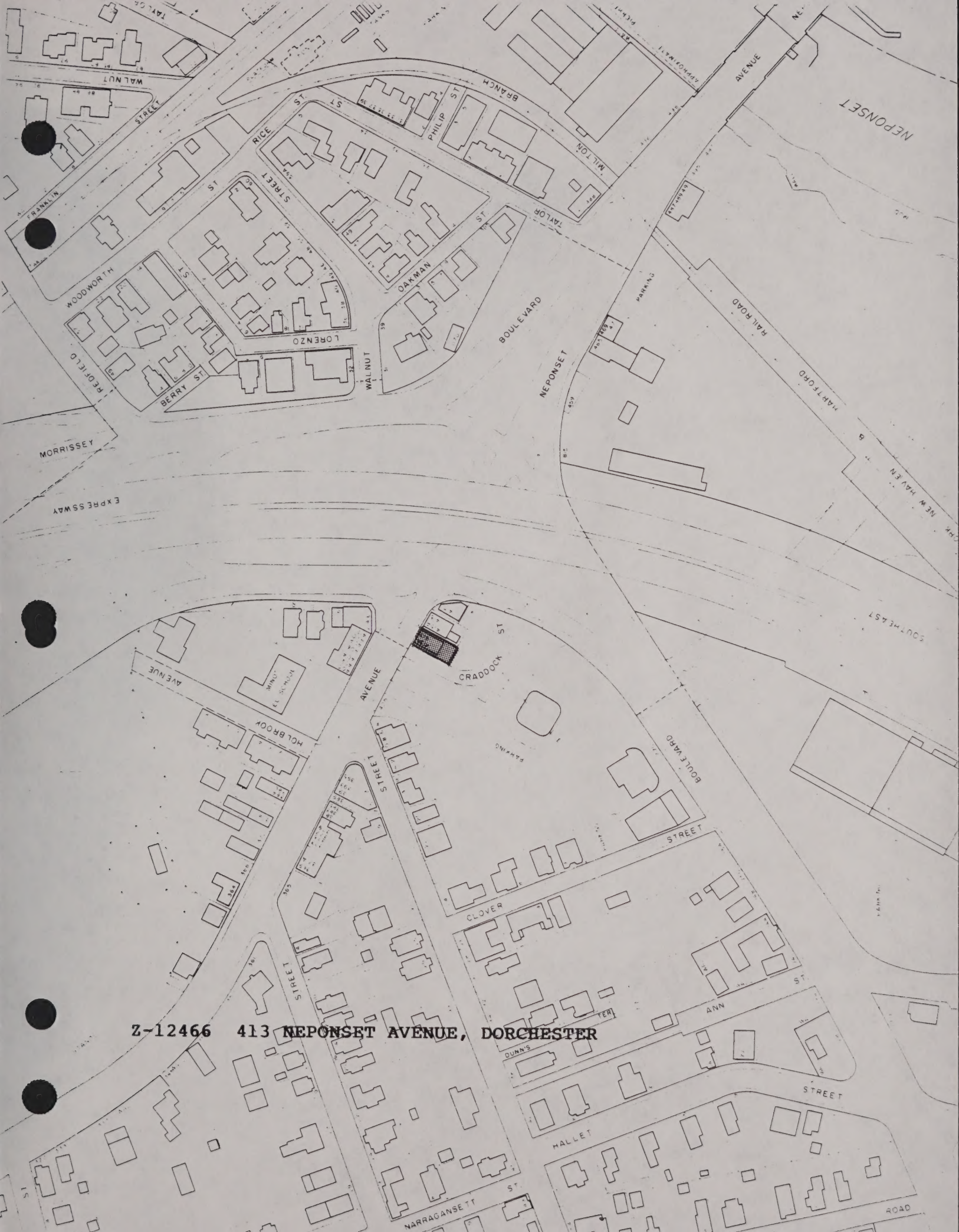
District(s): Local business (L-.5)

Purpose: Erect two-story addition to two-apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12466, Habib Mourad, 413 Neponset Avenue, Dorchester, for two variances to erect two-story addition to two-apartment structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. The proposed addition will occupy almost the entire rear yard and open space of the property. Neponset Avenue is a major arterial through Dorchester and the lack of parking facilities precludes the present proposal from adequately serving customers. There is no access to the rear of the property and the appellant has filed a suit against the abutting property owner to gain legal access. The proposed project is inappropriate and until the suit is settled, access to construct any addition is impossible.



Z-12466 413 NEPONSET AVENUE, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12474
Antonios Papathanasiou
18 Robert Street
Roslindale

Site: Gas service station

District(s): General business (B-1)

Purpose: Replace existing underground tanks.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12474, Antonios Papathanasiou, 18 Robert Street, Roslindale, for extension of nonconforming use to replace existing underground tanks in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Obsolete tanks installed in 1950 will be replaced resulting in fewer bulk deliveries, therefore decreasing traffic and inconvenience to neighbors.



12474 18 ROBERT STREET, ROSLINDALE

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12476
Vincenzo Palermo
35 & 36 William Kelly Square
East Boston

Site: Three-story structure

District(s): General business (B-2)

Purpose: Change occupancy from four-family dwelling and store to six apartments and store.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Barrier free access.

VOTED: In reference to petition Z-12476, Vincenzo Palermo, 35 & 36 William Kelly Square, East Boston; for forbidden use and three variances for change of occupancy from four-family dwelling and store to six apartments and store in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Site is located in the heart of East Boston's busiest business districts. Parking for residents is almost nonexistent and would not be available either on or off street for new residents of proposed units. Proposal unnecessarily increases the density in an already extremely dense area. No apparent hardship.



LEXINGTON

PUBLIC LIBRARY
EAST BOSTON
BRANCH

PRINCETON

SARATOGA

SENNINGTON

LONGIN

SUMNER TUNNEL ENTRANCE

TUNNEL EXIT

CALLAHAN

MUNICIPAL GYMNASIUM
AND
BATHS

AYMAN
SCHOOL

Z-12476 35&36 WILLIAM KELLY SQUARE, EAST BOSTON

WILLIAM C. KELLY
SQUARE
CENTRAL
SQUARE
ALSO KNOWN AS

BULKHEAD

LINE

APPROX

DOCK

DOCK

BORDER

MAVERICK

STREET

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PLAYGROUND

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Board of Appeal Referrals

3/9/89

Hearing: 3/14/89

Z-12479
Marcus Johnson
22-30 Bowdoin Street
Dorchester

Site: Vacant land

District(s): Local business (L-1)

Purpose: Use premises for sale and display of 20 used cars.

Violation(s): Outdoor sale and display of used cars is forbidden use.

VOTED: In reference to petition Z-12479, Marcus Johnson, 22-30 Bowdoin Street, Dorchester, for forbidden use to use premises for sale and display of 20 used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed use of this lot to sell used cars is inappropriate. There are a number of auto-related uses in the immediate area which negatively impact the surrounding residential local business properties. Expansion of auto-related uses along Bowdoin Street is a concern.



2-12479 22-30 BOWDOIN STREET, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/21/89 Z-12480-12481
Anton Peggjonaj
581R-581 Adams Street
Dorchester

Site: Two- and one-story structures

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; change occupancy from garage to one-family dwelling;
erect addition.

Violation(s): Insufficient lot area, front, side, rear yards, and off-street
parking.

VOTED: In reference to petitions Z-12480-12481, Anton Peggjonaj, 581R-581 Adams Street, Dorchester, for eight variances to subdivide, change occupancy from garage to one-family dwelling, and erect addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. The subdivision of an 8,000-square-foot lot into two substandard 4,000-square-foot lots containing a two-family dwelling and a single-family dwelling is inappropriate. Site is located in a residential neighborhood at the intersection of Monsignor Lydon Way. There are serious parking problems in the neighborhood. Conversion of an accessory building would set an undesirable precedent. Appellant should meet with the Authority to discuss impacts of the proposal on the area. Neighbors are opposed.



2-12480-12481 581R-581 ADAMS STREET, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12482
Carolyn A. Thomas & John E. Rosewitz
27 Alveston Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect front porch addition to one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-12482, Carolyn A. Thomas & John E. Rosewitz, 27 Alveston Street, Jamaica Plain, for variance to erect front porch addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition does not adversely impact light and air of neighbors.



Z-12482 27 ALVESTON STREET, JAMAICA PLAIN

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12484
Adolph & Enna Jackle
51-53 Edgemere Road
West Roxbury

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area, rear yard, and off-street parking.

VOTED: In reference to petition Z-12484, Adolph & Enna Jackle, 51-53 Edgemere Road, West Roxbury, for forbidden use and three variances to erect three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed pre-fabricated three-family dwelling is inappropriate and would have a serious detrimental impact on the predominantly single-family neighborhood. No apparent hardship existing. Abutter is opposed.



Z-12484 51-53 EDMERERE ROAD, WEST ROXBURY

Board of Appeal Referrals

3/9/89

Hearing: 3/21/89 Z-12486
Angelo Musto
20 Rockland Street
West Roxbury

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect six-unit apartment structure.

Violation(s): Six-apartment structure is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-12486, Angelo Musto, 20 Rockland Street, West Roxbury, for forbidden use and variance to erect six-unit apartment structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Multifamily dwelling is excessive, undesirable, and contrary to predominantly one- and two-family neighborhood. No inherent hardship. Abutters and West Roxbury Neighborhood Council are opposed.



Z-12486 20 ROCKLAND STREET, WEST ROXBURY

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12487-12488
Lawrence O'Brien
61-63 Baxter Street
South Boston

Site: 2,630 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect two one-family dwellings.

Violation(s): Insufficient lot area, width, frontage, and front yard.

VOTED: In reference to petitions Z-12487-12488, Lawrence O'Brien, 61-63 Baxter Street, South Boston, for eight variances to erect two one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral. Rear abutter has concerns with respect to rear lot line; abutter's certified plot plan indentifies a rear line different from that submitted by appellant who should meet with abutter to resolve issues.



Z-12487-12488

61-63

BAXTER STREET, SOUTH BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89

Z-12490
Jean Walsh
59 Sanford Street
Dorchester

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy of store to same, storage of carpenter's tools and equipment, and woodworking shop.

Violation(s): Storage and woodworking shop are forbidden uses.

VOTED: In reference to petition Z-12490, Jean Walsh, 59 Sanford Street, Dorchester, for two forbidden uses for change of occupancy from store to same, storage of carpenter's tools and equipment and woodworking shop in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed use is inappropriate, a commercial encroachment, and incompatible with surrounding residential properties. Community has expressed opposition.



Z-12490 59 SANFORD STREET DORCHESTER

WM. GARY WALSH
PLAYGROUND

Board of Appeal Referrals

3/9/89

Hearing: 3/21/89 Z-12491
Lillian Manning
149 Market Street
Brighton

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from office and storage to retail sale of meat and fish.

Violation(s): Barrier free access.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12491, Lillian Manning, 149 Market Street, Brighton, for variance for change of occupancy from office and storage to retail sale of meat and fish in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following provisos: that appellant comply with barrier free requirements; that plans inclusive of landscaping be submitted to the Authority for design review approval. Appellant's fence separating his property from adjacent residential uses should be repaired and fortified, and appropriately landscaped buffering should be provided between the parking lot at the southeast corner of the property and Market Street. Appellant should work with PZAC and BRA in their Boulevard Planning effort for Market Street, including development of appropriate streetscape, tree plantings, etc. Allston-Brighton PZAC has approved this petition.



Z-12491 149 MARKET STREET, BRIGHTON

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89

Z-12493

Jeanne & Douglas Dockery
35 Lila Road
Jamaica Plain

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect two-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side yard.

VOTED: In reference to petition Z-12493, Jeanne & Douglas Dockery, 35 Lila Road, Jamaica Plain, for two variances to erect two-story rear addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Side yard deficiency existing. Design review will ensure that the addition conforms to architectural character of existing structure.



Z-12493 35 LILA ROAD, JAMAICA PLAIN

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89 Z-12496
Levester Mikell
28 Athelwold Street
Dorchester

Site: 4,611 Square feet of land

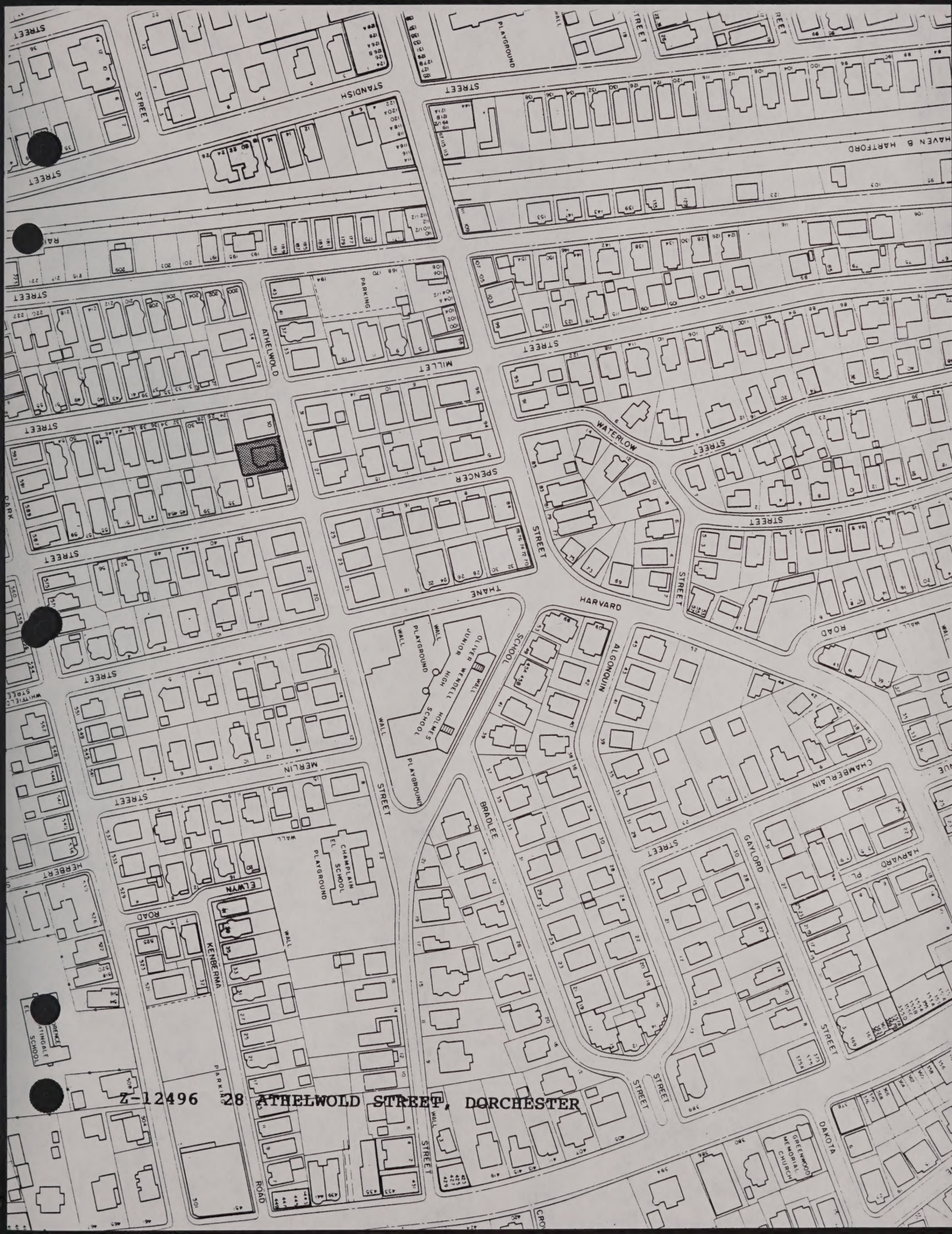
District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area.

Insufficient rear yard.

VOTED: In reference to petition Z-12496, Levester Mikell, 28 Athelwold Street, Dorchester, for three variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with Authority to resolve following concerns: siting, exterior treatment, and impact and precedent of two-family proposal on surrounding single-family area.



7-12496 28 ATHELWOLD STREET, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89

Z-12500
Laura Taverna
214 L Street
South Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-12500, Laura Taverna, 214 L Street, South Boston, for three variances to enclose rear porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing side and rear yard deficiencies will not be further exacerbated.



Z-12500 214 L STREET, SOUTH BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/21/89

Z-12501
George P. Demeter
296 Beacon Street
Boston

Site: Three-story structure

District(s): Apartment (H-3-65)

Purpose: Erect three-story addition to nine-apartment structure; erect one-story accessory garage.

Violation(s): Increase in height - pre-Code structure.

Accessory structure occupies more than 40 percent of rear yard and is nearer than four feet to side lot line.

VOTED: In reference to petition Z-12501, George P. Demeter, 296 Beacon Street, Boston, for two variances to erect three-story addition to nine-apartment structure and erect accessory garage structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The appeal proposes a 3½-story rooftop addition and a one-story garage in the back of the property. The garage is similar to several others on the block. The Neighborhood Association of the Back Bay is not opposed either to a rooftop addition being built on this site with the proviso that the addition does not exceed 65 feet, or to the one-story garage in the rear of the building.



Board of Appeal Referrals

3/9/89

41

Hearing: 3/21/89

Z-12502
Charles A. Giacchetto, Trustee
69 Gainsborough Street
Boston

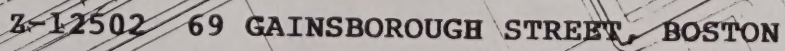
Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from nine apartments and real estate office to ten apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-12502, Charles A. Giacchetto, Trustee, 69 Gainsborough Street, Boston, for variance for change of occupancy from nine apartments and real estate office to ten apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Existing condition. A similar petition approved by the Board of Appeal in 1985 was inadvertently abandoned.



Board of Appeal Referrals

3/9/89

42

Hearing: 3/21/89 Z-12503
Richard Jennings
120-122 Cummins Highway
Roslindale

Site: 3,855 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, side, and rear yards.

VOTED: In reference to petition Z-12503, Richard Jennings, 120-122 Cummins Highway, Roslindale, for five variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed two-family dwelling is excessive for small lot. Side and rear setbacks could impact abutting properties. Off-street parking in front yard.



Z-12503 120-122 CUMMINS HIGHWAY, ROSLINDALE

CANTERBURY

Board of Appeal Referrals

3/9/89

43

Hearing: 3/21/89 Z-12505
Pompeo Leone
38-40 Winship Street
Brighton

Site: 6,017 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family pre-fab dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, open space, front, and side yards.

VOTED: In reference to petition Z-12505, Pompeo Leone, 38-40 Winship Street, Brighton, for seven variances to erect three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed rear yard parking should be spaced at least five feet from rear and side lot lines. Design review to consider including an additional window at the ground-floor level of the side facing Winship Street to better maintain the character of the street.



2-12505 38-40 WINSHIP STREET, BRIGHTON

Board of Appeal Referrals

3/9/89

44

Hearing: 3/21/89 Z-12506
Ming Tam Enterprises, Inc.
25 Tyler Street
Boston

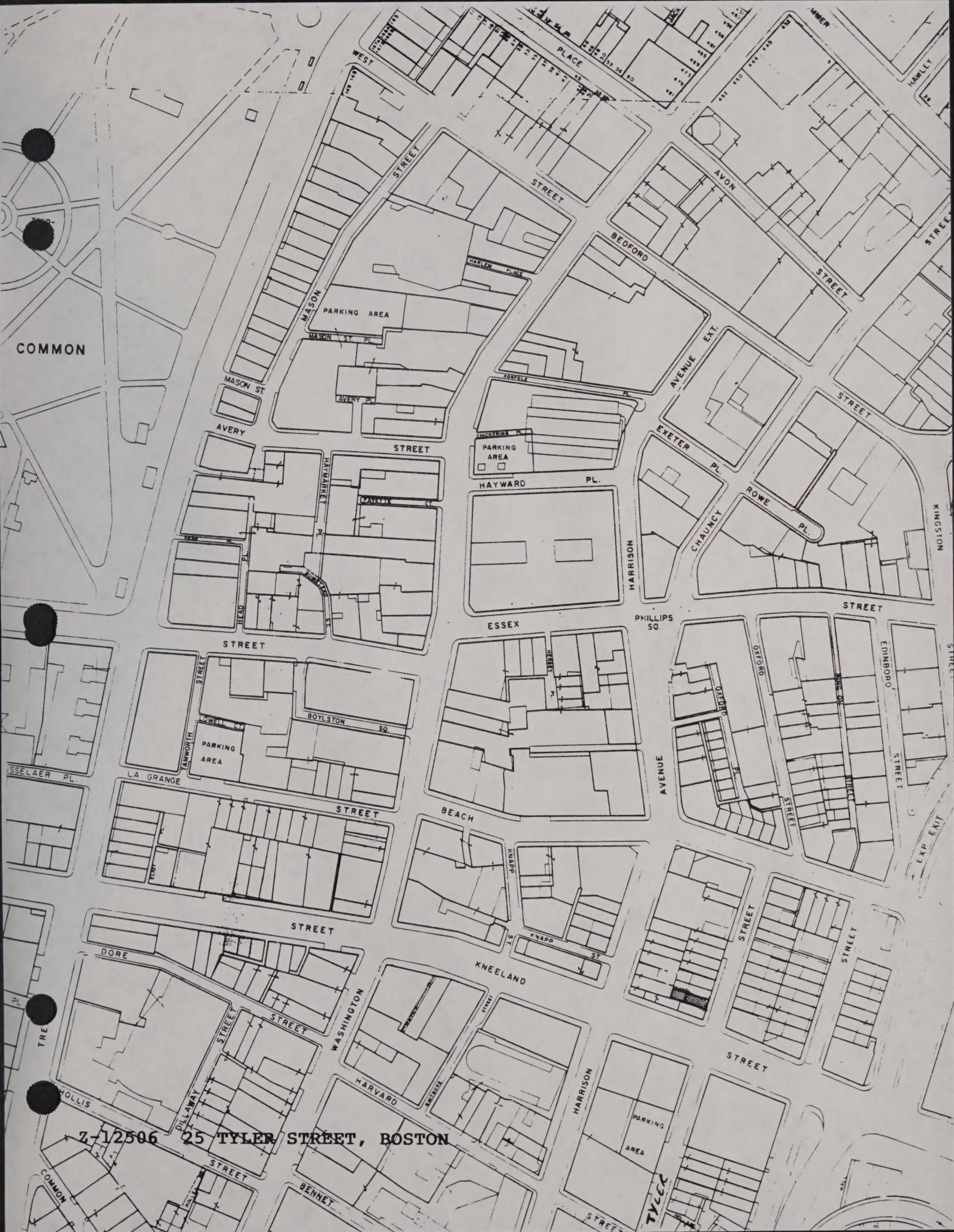
Site: 3½-Story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy from four-family dwelling, restaurant, and laundromat to four-family dwelling, restaurant, and retail sale of live poultry and poultry slaughter.

Violation(s): Barrier free access.

VOTED: In reference to petition Z-12506, Ming Tam Enterprises, Inc., for variance for change of occupancy from four-family dwelling, restaurant, and laundromat to four-family dwelling, restaurant, and retail sale of live poultry and poultry slaughter in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends deferral until appellant meets with abutters to resolve their concerns.



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PARKING AREA

BOYLSTON SQ

LA GRANGE

STREET

BEACH

STREET

DORE

STREET

STREET

WASHINGTON

HARVARD

STREET

KNEELAND

HARRISON

PARKING AREA

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HAMLEY

WATER

7-12506 25 TYLER STREET, BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89 Z-12509
Joan Lee
109-111 St. Andrew Road
East Boston

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

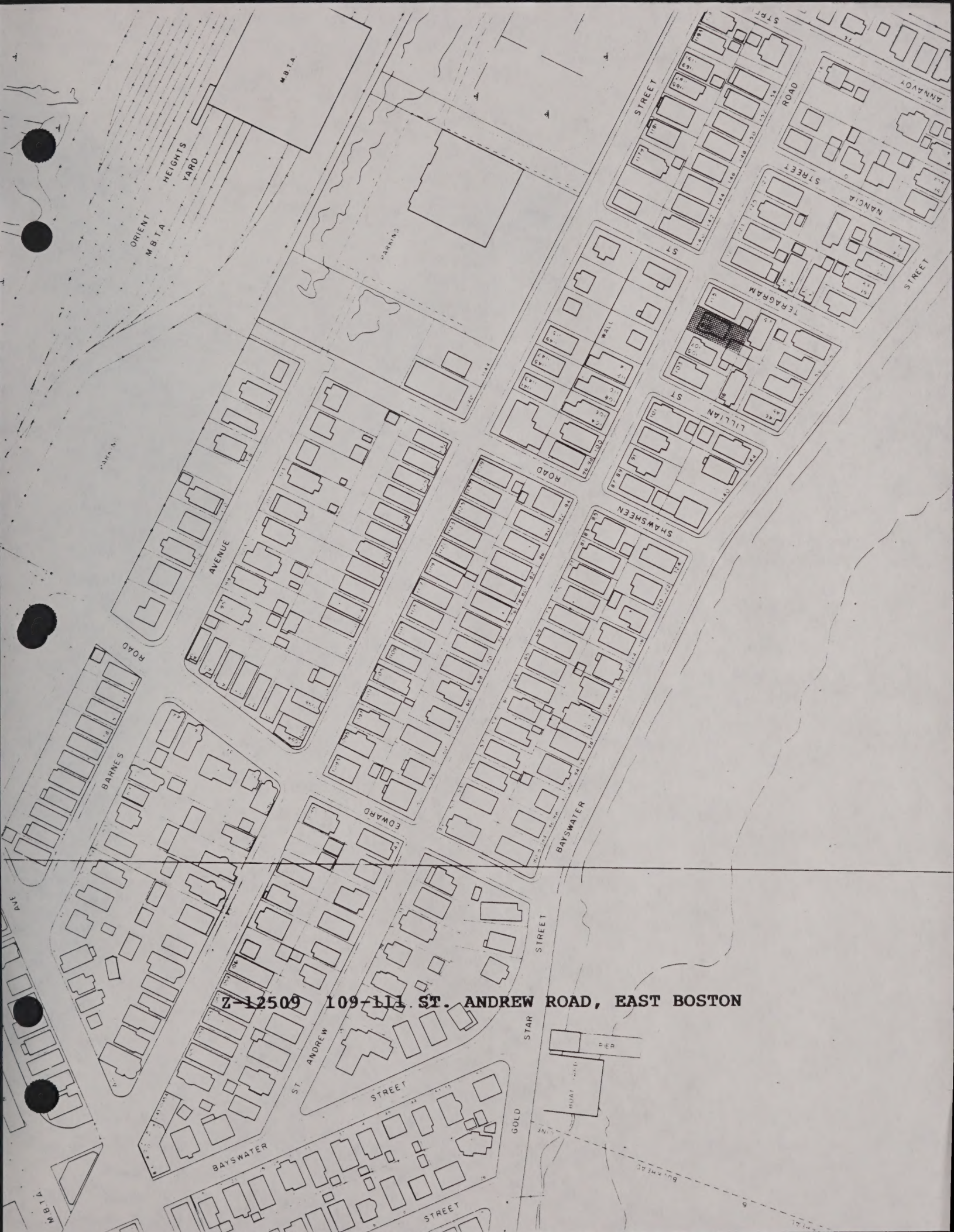
Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, frontage, open space, and off-street parking.

Excessive building height.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12509, Joan Lee, 109-111 St. Andrew Road, East Boston, for forbidden use and six variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Site is located in the Orient Heights subdistrict. Existing condition. Pre-existing dimensional violations. Proposal does not increase or exacerbate the existing violations. Consistent with surrounding land uses. Appellant should meet with community to discuss proposal. The East Boston PZAC votes on this proposal on Wednesday, March 8, 1989.



2-12509 109-111 ST. ANDREW ROAD, EAST BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89

Z-12512
Kostas Papoulidis
1280 Dorchester Avenue
Dorchester

Site: Vacant land

District(s): Local business (L-1)

Purpose: Use premises for parking 11 storage trailers.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12512, Kostas Papoulidis, 1280 Dorchester Avenue, Dorchester, for use of premises for parking 11 storage trailers in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The appeal is to place eleven storage trailers on site for storage for a bottle redemption facility. The property lies in the Glover's Corner subdistrict along the Dorchester Avenue Interim Planning Overlay District. The use of the site for the redemption of cans and bottles is inappropriate. Access to the storage containers by trucks is inadequate and the lack of an accessible off-street parking facility near this site contributes to the serious traffic congestion which occurs in the Glover's Corner area. The appeal conflicts with the goals and objectives of the Dorchester Avenue IPOD for this subdistrict. The Dorchester Avenue PZAC has voted to oppose this appeal.



4-12512 1278-1282 DORCHESTER AVENUE, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/21/89

Z-12513
Kevin F. Murray
12 Brown Avenue
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12513, Kevin F. Murray, 12 Brown Avenue, Roslindale, for variance to erect one-story addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Addition will allow appellant to remain in community. Design compatible with dwelling.



2-12513 12 BROWN AVENUE, ROSLINDALE

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89

Z-12514
Michael Hynds
252 Western Avenue
Brighton

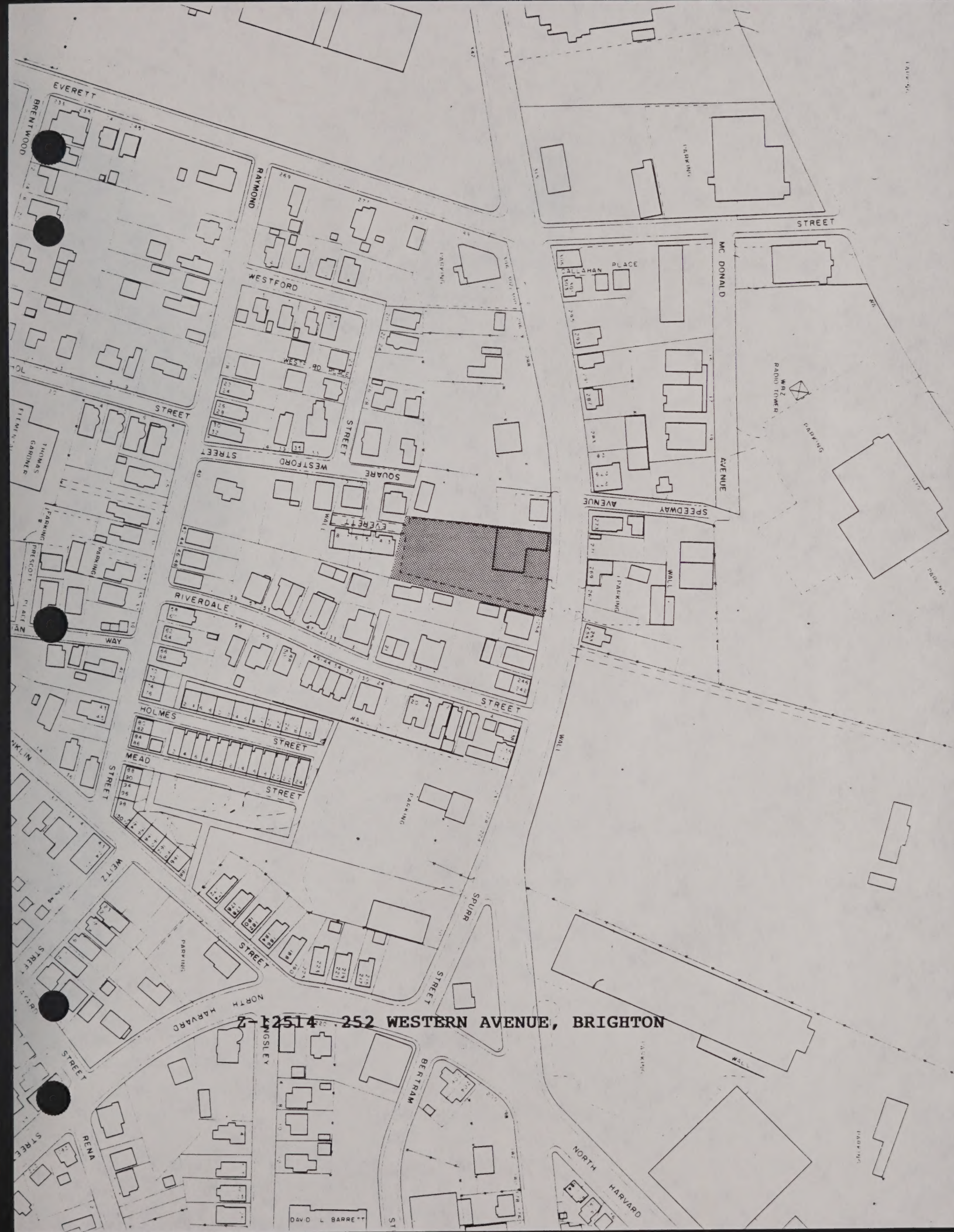
Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Erect roof sign.

Violation(s): On premise advertising not allowed above lowest point of roof.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12514, Michael Hynds, 252 Western Avenue, Brighton, for conditional use to erect roof sign in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. The placement of a rooftop sign at this location should await the results of the BRA's recently begun Boulevard Planning Study for Western Avenue, through which design guidelines and billboard and sign controls will be developed. PZAC approved with provisos that height of sign not exceed the highest point of the roof; that sign be only one sided; that sign be non-flashing.



7-12514-252 WESTERN AVENUE, BRIGHTON

Board of Appeal Referrals

3/9/89

49

Hearing: 3/21/89 Z-12515
Alexander T. Kidaloski, Jr.
37 Custer Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

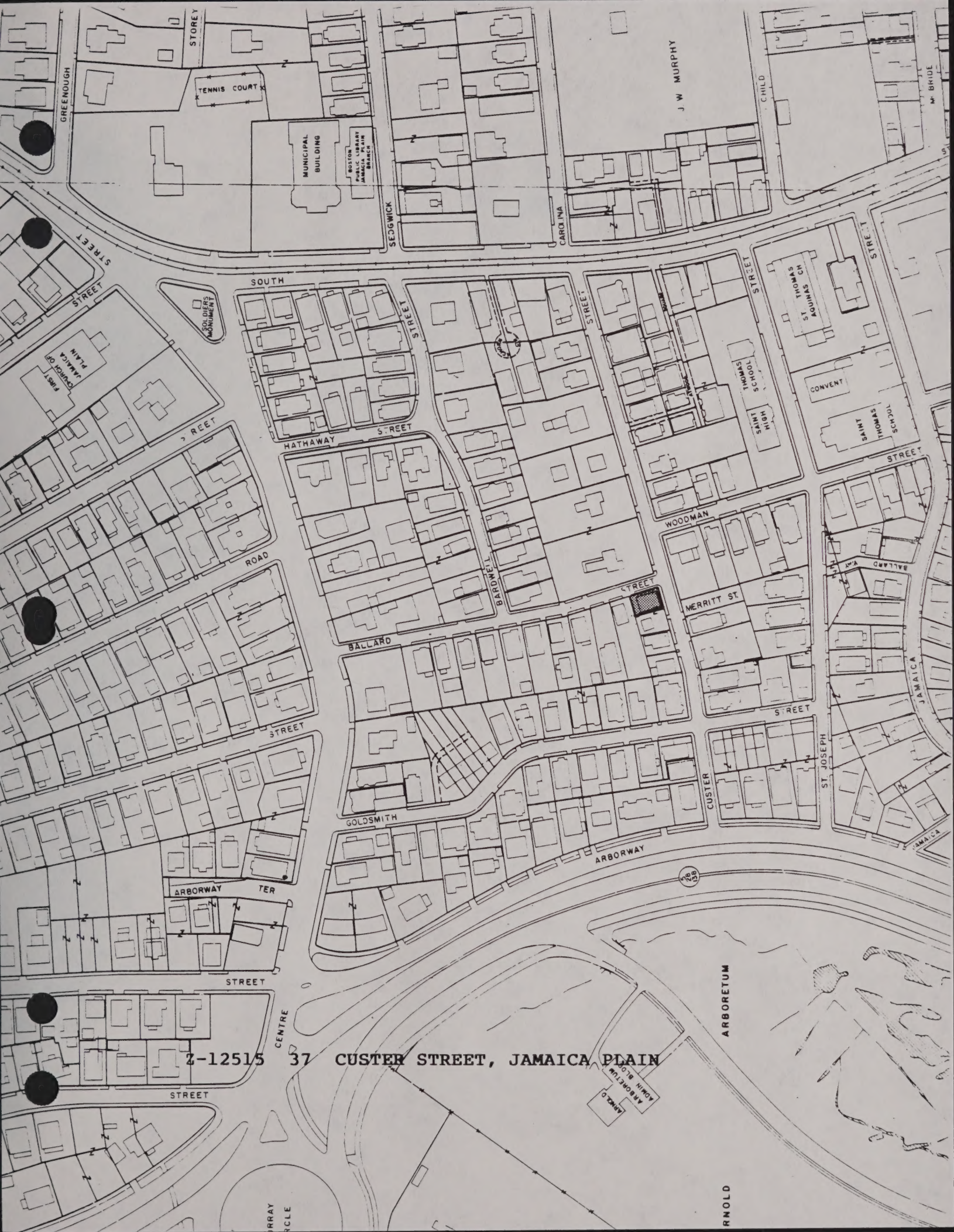
Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area and open space.

VOTED: In reference to petition Z-12515, Alexander T. Kidaloski, Jr., 37 Custer Street, Jamaica Plain, for forbidden use and three variances to legalize occupancy as two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal compatible with residential character of neighborhood.



2-12515

37

CUSTER STREET, JAMAICA PLAIN

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89

Z-12516
Phillip D. Greco, Trustee
184 Cottage Street
East Boston

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six apartments and store to seven apartments and store.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12516, Phillip D. Greco, Trustee, 184 Cottage Street, East Boston, for forbidden use and two variances for change of occupancy from six apartments and store to seven apartments and store in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Site is located in the Jeffries Point Subdistrict of East Boston. This area is predominantly multifamily residential. Existing condition. Additional unit unnecessarily increases the density in an extremely dense area. Proposal is inconsistent with IPOD which encourages the development of compatible land uses, encourages buffers between conflicting uses, and enforces zoning and density regulations.



2-12316 184 COTTAGE STREET EAST BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89 Z-12517
Nicholas Darviris
288 Washington Street
Brighton

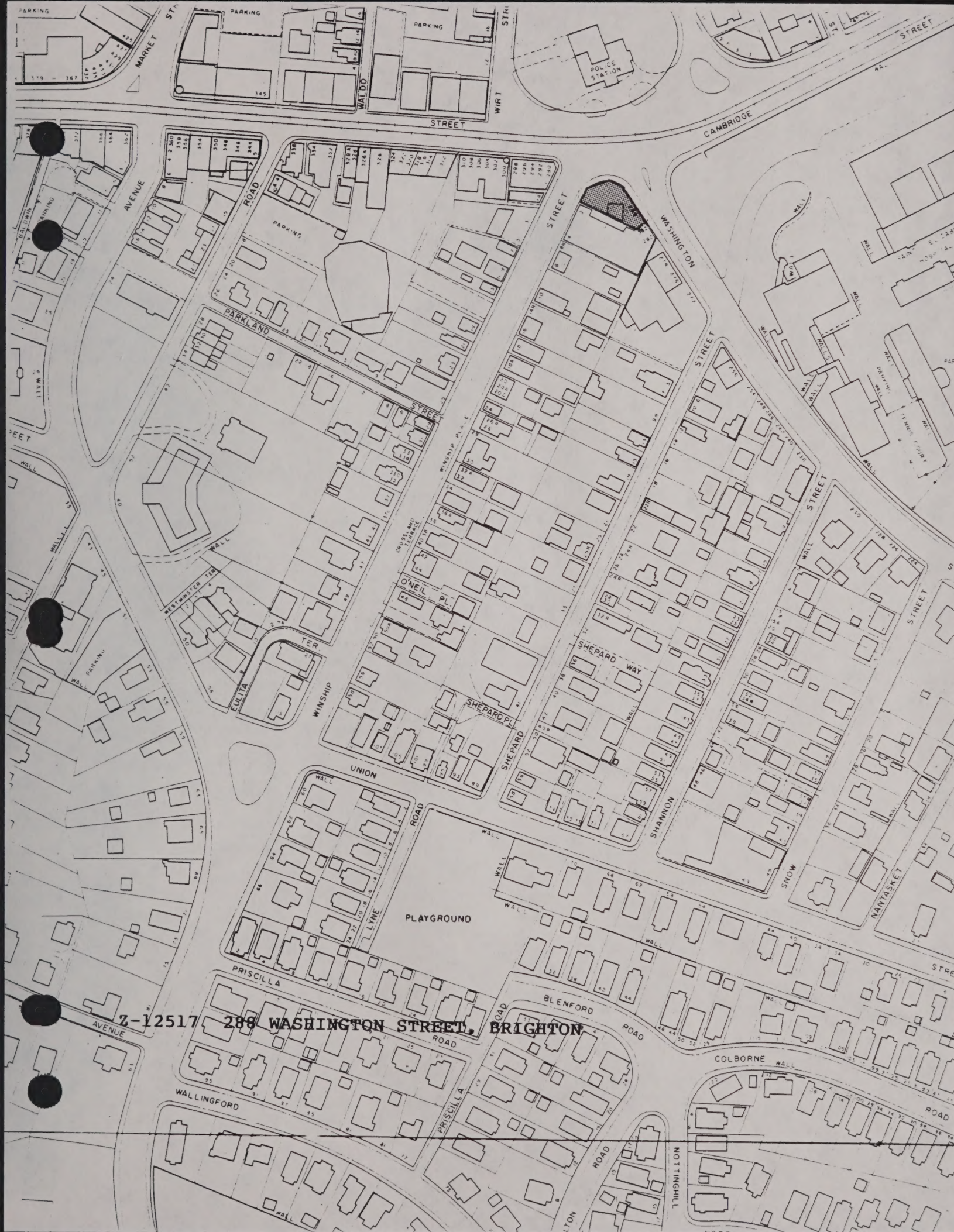
Site: One-story structure

District(s): Local business (L-.5)

Purpose: Erect one-story addition to gas service station.

Violation(s): Extension of nonconforming use.
Insufficient rear yard.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12517, Nicholas Darviris, 288 Washington Street, Brighton, for extension of nonconforming use and variance to erect one-story addition to gas service station in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Located at the intersection of two Boulevard Planning Districts, Cambridge and Washington Streets, as well as at the gateway to Brighton Center, an expansion of this nonconforming use would be inappropriate to the goals of the IPOD for this prominent and very visible area. The proposed addition would encourage the misuse of this site and would not alleviate the problem of parking. The Planning and Zoning Advisory Committee is opposed.



Z-12517 288 WASHINGTON STREET, BRIGHTON

Board of Appeal Referrals

3/9/89

Hearing: 3/21/89 Z-12520
Jeffrey Roche
63-65 Burnett Street
Jamaica Plain

Site: 2½-Story structure

District(s): Manufacturing (M-1)

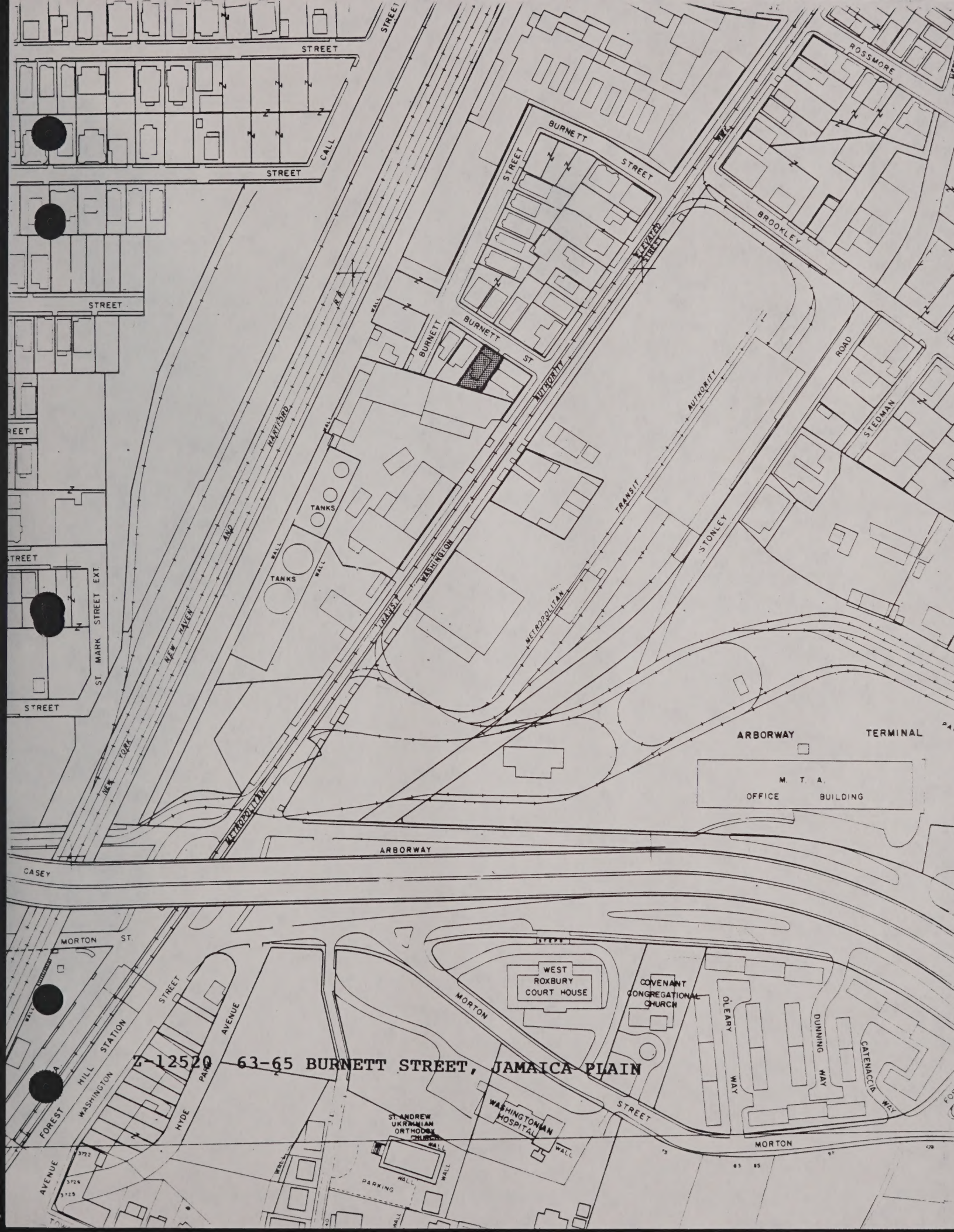
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-12520, Jeffrey Roche, 63-65 Burnett Street, Jamaica Plain, for two forbidden uses and two variances for change of occupancy from two- to three-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. Compatible with existing neighborhood residential properties. No apparent community opposition.



Z-12520

63-65 BURNETT STREET, JAMAICA PLAIN

Board of Appeal Referrals

3/9/89

Hearing: 3/21/89

Z-12521-12524
Daniel E. Kelly
124A-126B Child Street
Hyde Park

Site:

District(s): Single-family (S-.5)

Purpose: Subdivide; change occupancy of each of four structures from two- to one-family dwellings.

Violation(s): Insufficient lot area, width, frontage, side yard, and off-street parking.

VOTED: In reference to petitions Z-12521-12524, Daniel E. Kelly, 124A-126B Child Street, Hyde Park, for fourteen variances for change of occupancy from each of four structures from two- to one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. In 1986, the Authority recommended denial without prejudice on previous applications for variances to construct new two-family dwellings in single-family district. These variances were approved at Board of Appeal. Appellant now seeks subdivisions in order to create single ownership of each new dwelling unit. This appears to be a second stage of an overall subdivision which is contrary to purposes and intent of single-family district. Proposed subdivision will create six units in three duplexes under separate ownership with inappropriate configurations on three substandard lots. Multiple violations with no apparent hardship demonstrated by the appellant preclude granting of the variances.



Z-12521-12524 124A, 124B, 126A, 126B CHILD STREET, HYDE PARK

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89 Z-12525
Atrium on Commonwealth
1079-1089 Commonwealth Avenue
Brighton

Site: Four-story structure

District(s): General business (B-2)

Purpose: Change occupancy from 186 apartments, commercial space, storage, offices, bank, health club, and stores to same and place of worship (Ismailis of Boston).

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12525, Atrium on Commonwealth, 1079-1089 Commonwealth Avenue, Brighton, for change of occupancy from 186 apartments, commercial space, storage, offices, bank, health club, and stores to same and place of worship (Ismailis of Boston) in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that place of worship use extend to Ismailis of Boston only and expire upon sale, lease, rental, or other disposition of property. PZAC approved petition.

COMMONWEALTH AVENUE, BRIGHTON

TOWN OF BOSTON
OF BROOKLINE

Board of Appeal Referrals

3/9/89

Hearing: 3/21/89 Z-12526
Gerard Cioffi
105-107 Trenton Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store to three-family dwelling and laundromat.

Violation(s): Insufficient lot area and open space.

Barrier free access.

VOTED: In reference to petition Z-12526, Gerard Cioffi, 105-107 Trenton Street, East Boston, for three variances for change of occupancy from two-family dwelling and store to three-family dwelling and laundromat in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that hours of operation which should not present a nuisance to the tenants and surrounding residential uses be indicated to the Board of Appeal. Existing condition.



7-12526 105-107 TRENTON STREET, EAST BOSTON

Board of Appeal Referrals

3/9/89

56

Hearing: 3/21/89 Z-12528
Adrienne Shephard
57-59 Hazelton Street
Mattapan

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two-family dwelling to three-family dwelling and beauty salon.

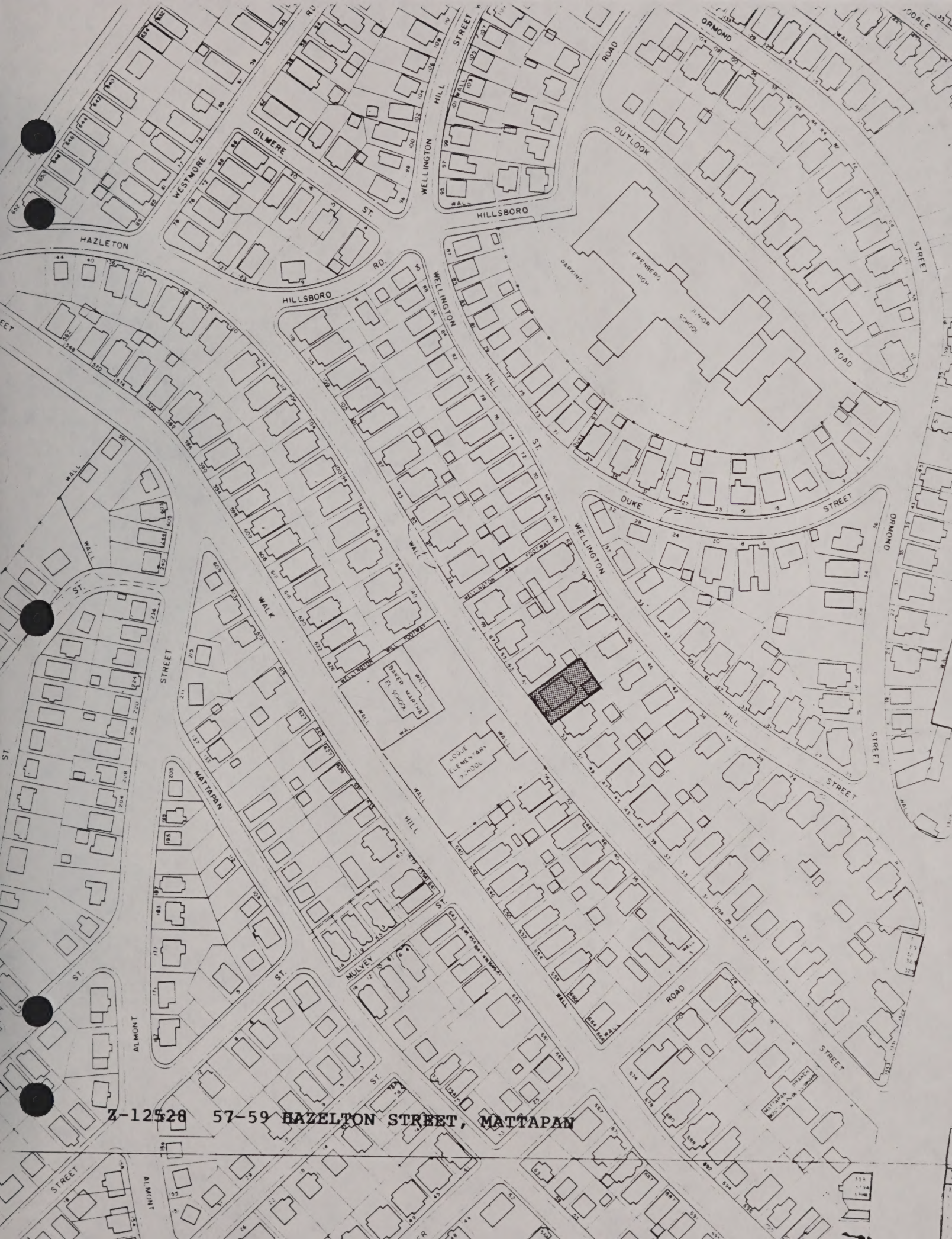
Violation(s): Three-family dwelling and beauty salon are forbidden uses.

Insufficient lot area.

Excessive floor area ratio.

Barrier free access.

VOTED: In reference to petition Z-12528, Adrienne Shephard, 57-59 Hazelton Street, Mattapan, for two forbidden uses and three variances for change of occupancy from two-family dwelling to three-family dwelling and beauty salon in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Beauty salon represents a commercial encroachment and would create an unwelcome precedent in this predominantly residential neighborhood.



Z-12528 57-59 HAZELTON STREET, MATTAPAN

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89

Z-12529
Arthur P. Sakellaris
49 Chestnut Hill Avenue
Brighton

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect eight-unit apartment structure (condominiums)

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12529, Arthur P. Sakellaris, 49 Chestnut Hill Avenue, Brighton, to erect eight-unit apartment structure in a residential(R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Insufficient plans. Concerns are siting, design, side yard driveway, and off-street entrances. Appellant should work closely with community to resolve these issues.



Z-12529 49 CHESTNUT HILL AVENUE, BRIGHTON

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89

58
Z-12531
Cicconi Family Trust #2
20-22 Snow Street
Brighton

Site:

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three apartments and doctor's office to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12531, Cicconi Family Trust #2, 20-22 Snow Street, Brighton, for forbidden use and two variances for change of occupancy from three apartments and doctor's office to four apartments in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Existing condition approximately fifteen years. Sufficient off-street parking.



Z-12531 20-22 SNOW STREET, BRIGHTON

Board of Appeal Referrals

3/9/89

59

Hearing: 3/21/89

Z-12532
Eleanor R. Sokol
48 Monument Square
Charlestown

Site:

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling and doctor's office to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-12532, Eleanor R. Sokol, 48 Monument Square, Charlestown, for forbidden use and two variances for change of occupancy from three-family dwelling and doctor's office to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal consistent with residential nature of immediate neighborhood. Structure will be returned to condition at time of purchase.



2-12532 48 MONUMET SQUARE, CHARLESTOWN

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89

Z-12533
James L. Carter
12-14 Roseberry Road
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose front porch of two-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient front and side yards.

VOTED: In reference to petition Z-12533, James L. Carter, 12-14 Roseberry Road, Hyde Park, for three variances to enclose front porch of two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Technical violations. Proposal will improve property. No neighborhood opposition.



Z-12533 12-14 ROSEBERRY ROAD, HYDE PARK

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89 Z-12534
Gary C. Martell
61-63 Montclair Avenue
Roslindale

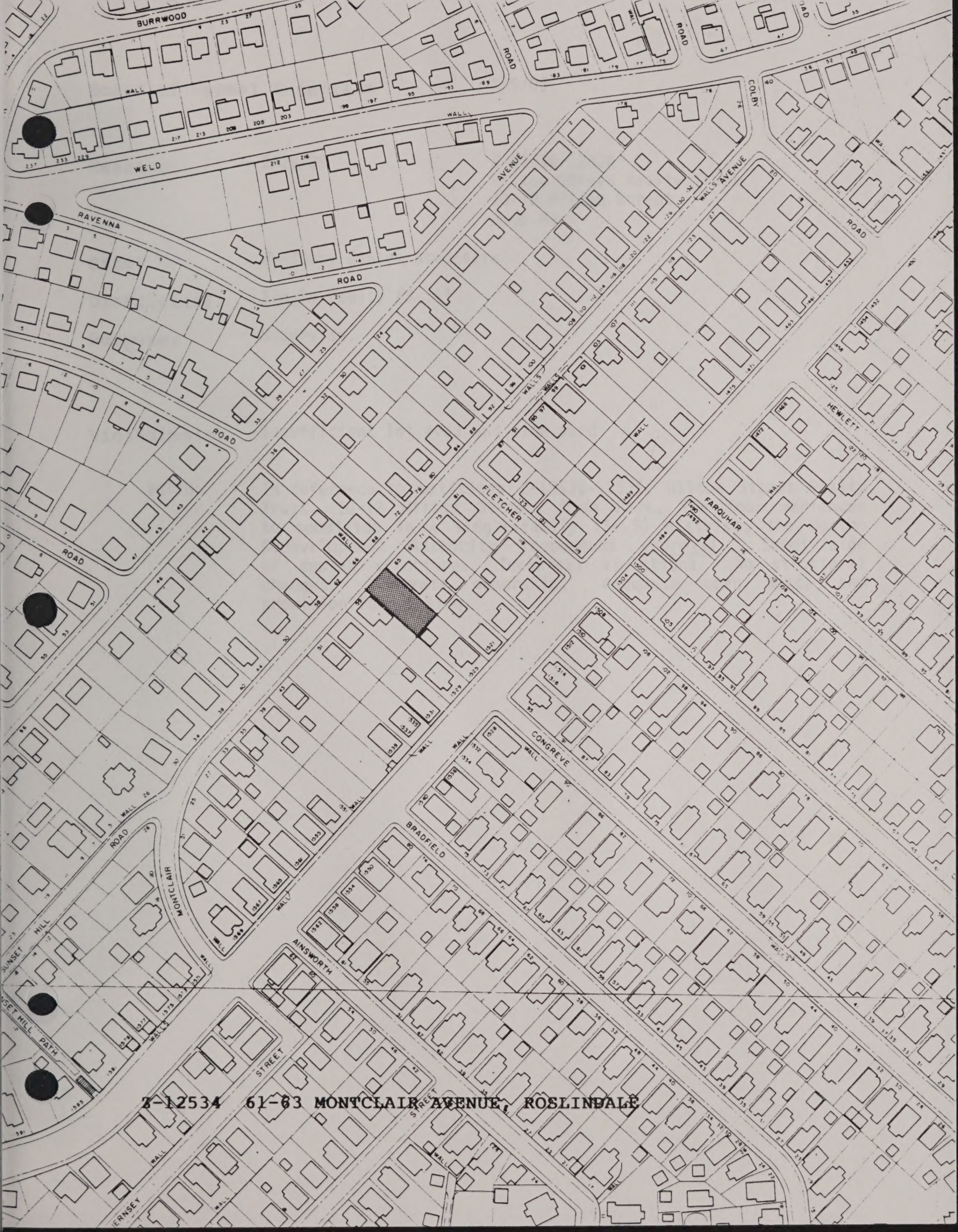
Site: 6,250 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-12534, Gary C. Martell, 61-63 Montclair Avenue, Roslindale, for two variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Abutters are opposed to small lot size, design, and parking.



7-12534 61-63 MONTCLAIR AVENUE, ROSLINDALE

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89 Z-12535-12536
Hilton Street Realty Trust
10-12 Hilton Street
Hyde Park

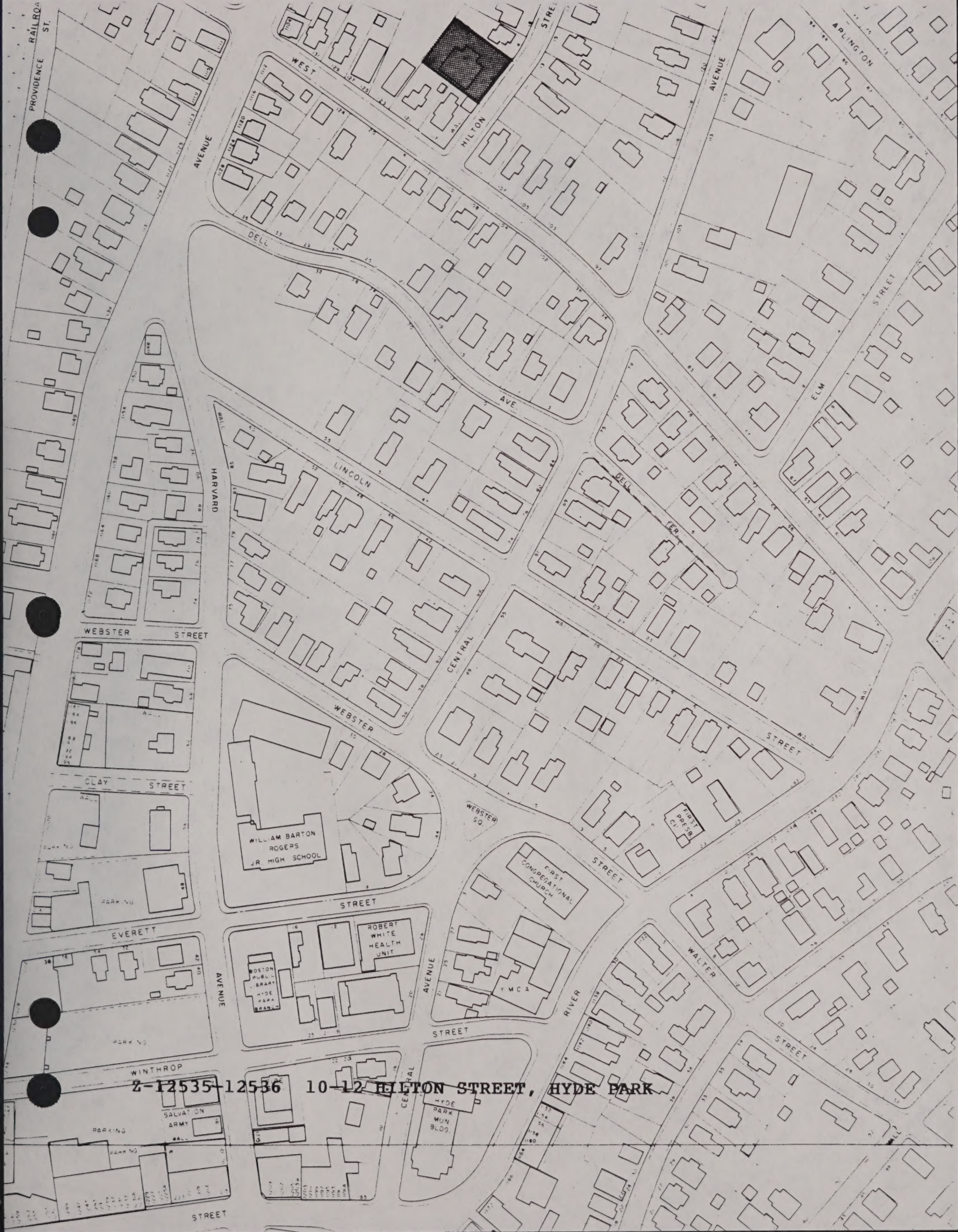
Site: 2½-Story duplex structure

District(s): Single-family (S-.5)

Purpose: Subdivide.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petitions Z-12535-12536, Hilton Street Realty Trust, 10-12 Hilton Street, Hyde Park, for four variances to subdivide in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Subdivision of duplex structure. Technical violations. No structural changes. Separate ownership. Adequate open space and provision for parking.



2-12535-12536 10-12 MILTON STREET, HYDE PARK

Board of Appeal Referrals

3/9/89

63

Hearing: 3/7/89

Z-12537
Jay Mason
250 Main Street
Charlestown

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from two apartments, store, and bank to seven apartments and store.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-12537, Jay Mason, 250 Main Street, Charlestown, for forbidden use and three variances for change of occupancy from two apartments, store, and bank to seven apartments and store in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that appellant submit agreement for provision of eight off-street parking spaces to the Board of Appeal. Rehabilitation of vacant deteriorating structure into market-rate rental apartments. Charlestown Neighborhood Council has endorsed project.



2-12537 250 MAIN STREET, CHARLESTOWN

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89

Z-12538
Jamaicaway Sky Trust
332 Jamaicaway
Jamaica Plain

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Increase capacity of settlement house from 25 to 30 persons.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12538, Jamaicaway Sky Trust, 332 Jamaicaway, Jamaica Plain, for extension of nonconforming use to increase capacity of settlement house from 25 to 30 persons in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition of second-story connecting corridor will permit easier and safer access between residences, common spaces, and offices for elderly residents. No community opposition has been expressed.



WARD'S POND

ST.

WALL

STEE

PERKINS

WELL

AVENUE

HALIFAX

MORaine

VIEW

POND

PERSHING

TENNIS

COURTS

LOCHSTEAD

JAMAICAWAY

POND

Z-12538 332 JAMAICAWAY, JAMAICA PLAIN

JAMAICAWAY CT.

BEAUFORT

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89 Z-12539
Stephen R. Kiley
43 Union Avenue
Jamaica Plain

Site: Three-story structure

District(s): Residential, two-family (R-.5)

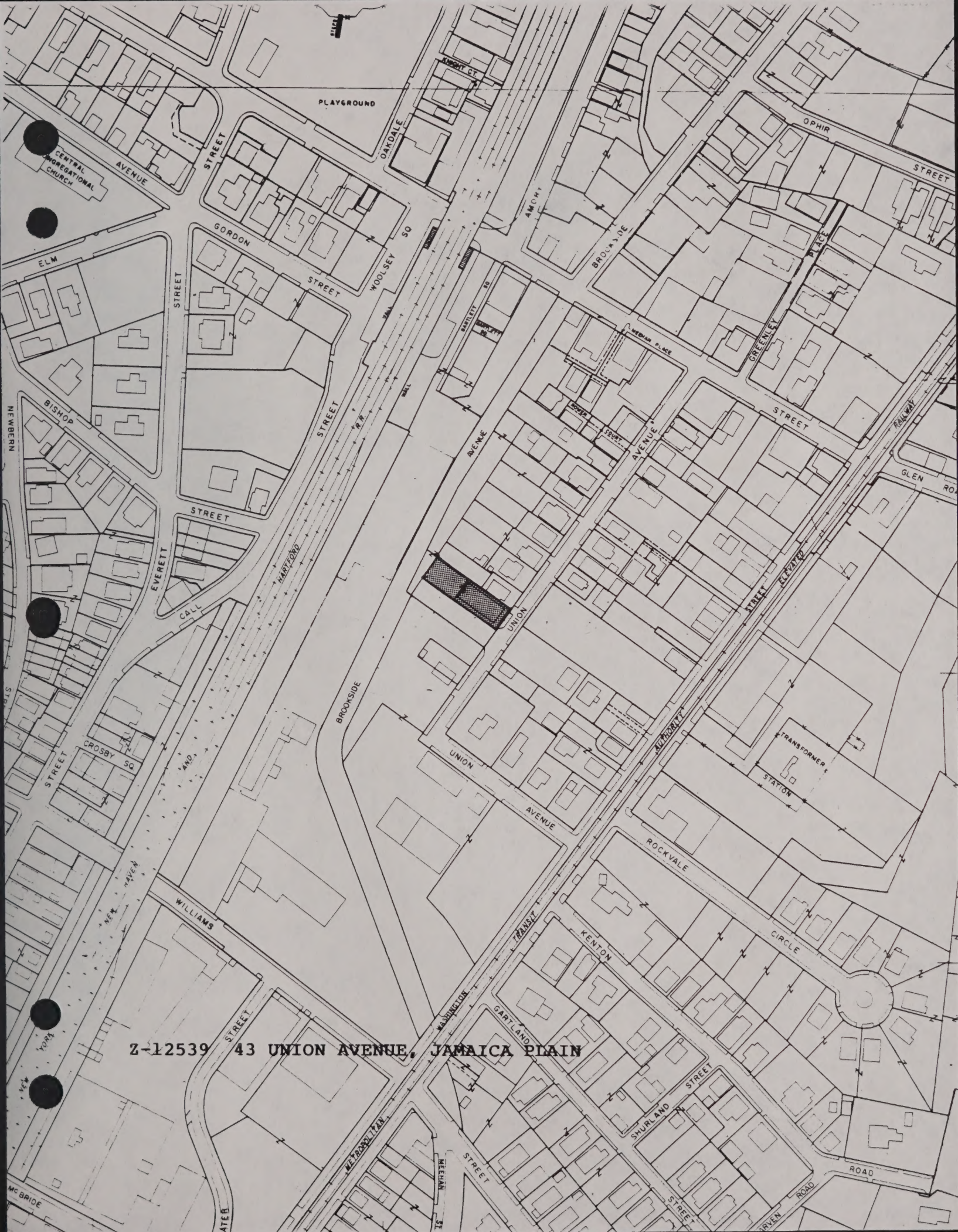
Purpose: Legalize occupancy as eight apartments.

Violation(s): Change in nonconforming use.

Excessive floor area ratio.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-12539, Stephen R. Kiley, 43 Union Avenue, Jamaica Plain, for change in nonconforming use and three variances to legalize occupancy for eight apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral until developer has an opportunity to meet with the community and Zoning Committee to present his proposal and discuss issues of design, parking, traffic, and other concerns expressed by the Union Avenue Neighborhood Association.



Z-12539 43 UNION AVENUE, JAMAICA PLAIN

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89 Z-12540
Victor Carlevale
5337C-D Washington Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect attached garage with storage area.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12540, Victor Carlevale, 5337C-D Washington Street, West Roxbury, for variance to erect attached garage with storage area in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Attached garage (25' x 16') with storage area above is inappropriate, establishes a negative precedent and has a detrimental impact on the neighborhood.



MARY

DRAPER

PLAYGROUND

Z-12540

5337

C&D WASHINGTON STREET, WEST ROXBURY

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89

Z-12544
N & M Trust VII
647 Tremont Street
Boston

Site: Vacant land

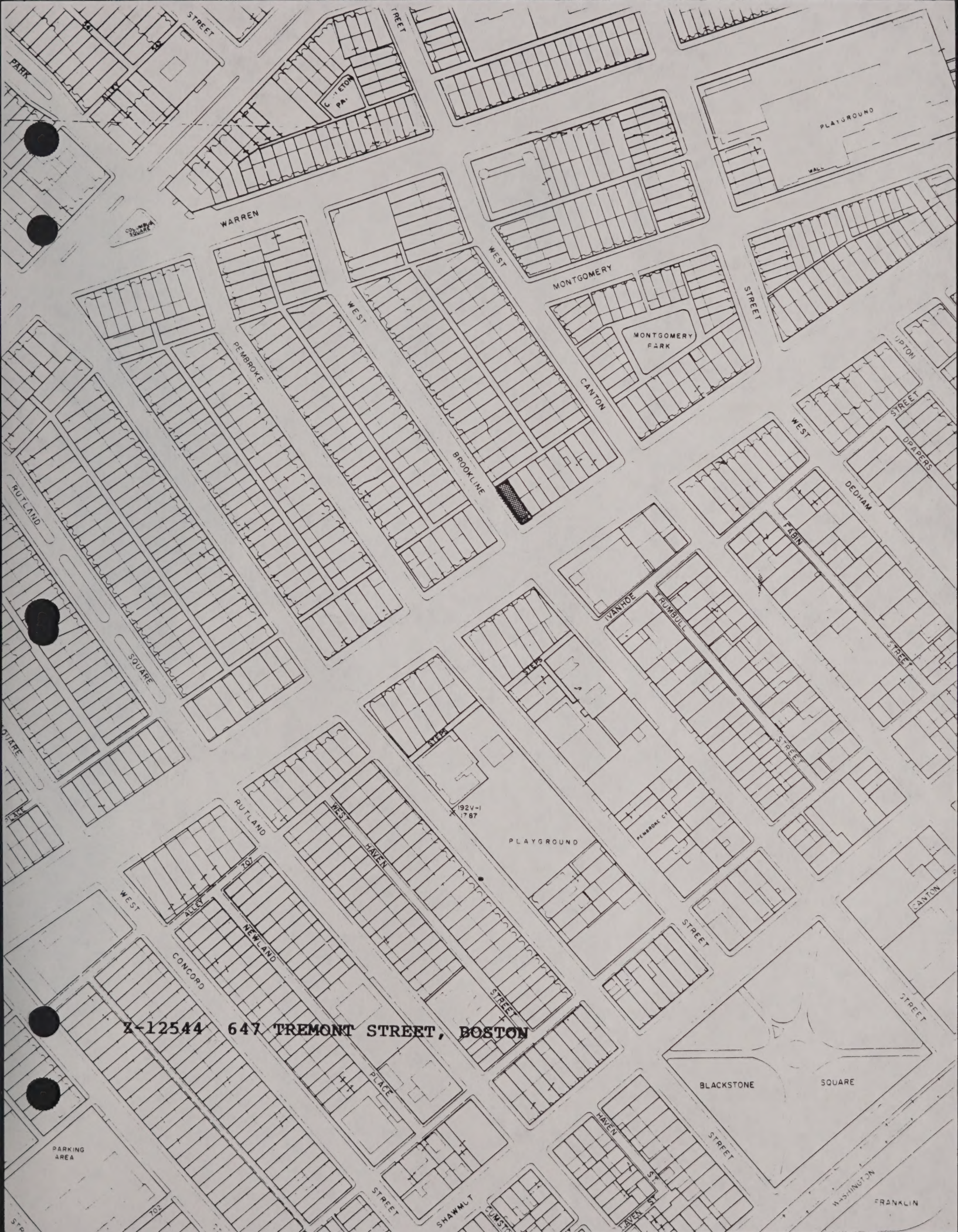
District(s): Local business (L-2)

Purpose: Erect four-story structure for five apartments, laundry, and store.

Violation(s): Excessive floor area ratio.

Insufficient open space, side, rear yards, off-street parking, and setback of parapet.

VOTED: In reference to petition Z-12544, N & M Trust VII, 647 Tremont Street, Boston, for six variances to erect four-story structure for five apartments, laundry, and store in a local business (L-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Residential (five units) and commercial development without off-street parking and open space is inappropriate and excessive. Community is opposed to this density. Three residential units with open space and arrangements for off-street parking could be supported.



Z-12544 647 TREMONT STREET, BOSTON

68

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89 Z-12545
Wildwood Realty Trust
167-169 Spring Street
West Roxbury

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Replace four underground gasoline storage tanks; increase capacity from 16,000 to 24,000 gallons.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12545, Wildwood Realty Trust, 167-169 Spring Street, West Roxbury, for extension of nonconforming use to replace four underground gasoline storage tanks and increase capacity from 16,000 to 24,000 gallons in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral. Concerns are appearance of facility and signage. Appellant should review these issues with community.



Z-12545 167-169 SPRING STREET, WEST ROXBURY

Board of Appeal Referrals

3/9/89

Hearing: 3/28/89

Z-12553
John F. Graham
109 Bartlett Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-12553, John F. Graham, 109 Bartlett Street, Charlestown, for forbidden use and two variances to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition approximately ten years. Compatible with residential neighborhood.



2-12553 109 BARTLETT STREET, CHARLESTOWN

Board of Appeal Referrals

3/9/89

170

Hearing: 3/14/89 Z-12555 & Z-12638
Richard D. Rist
114A-122 & 124-130 Harvard Street
Dorchester

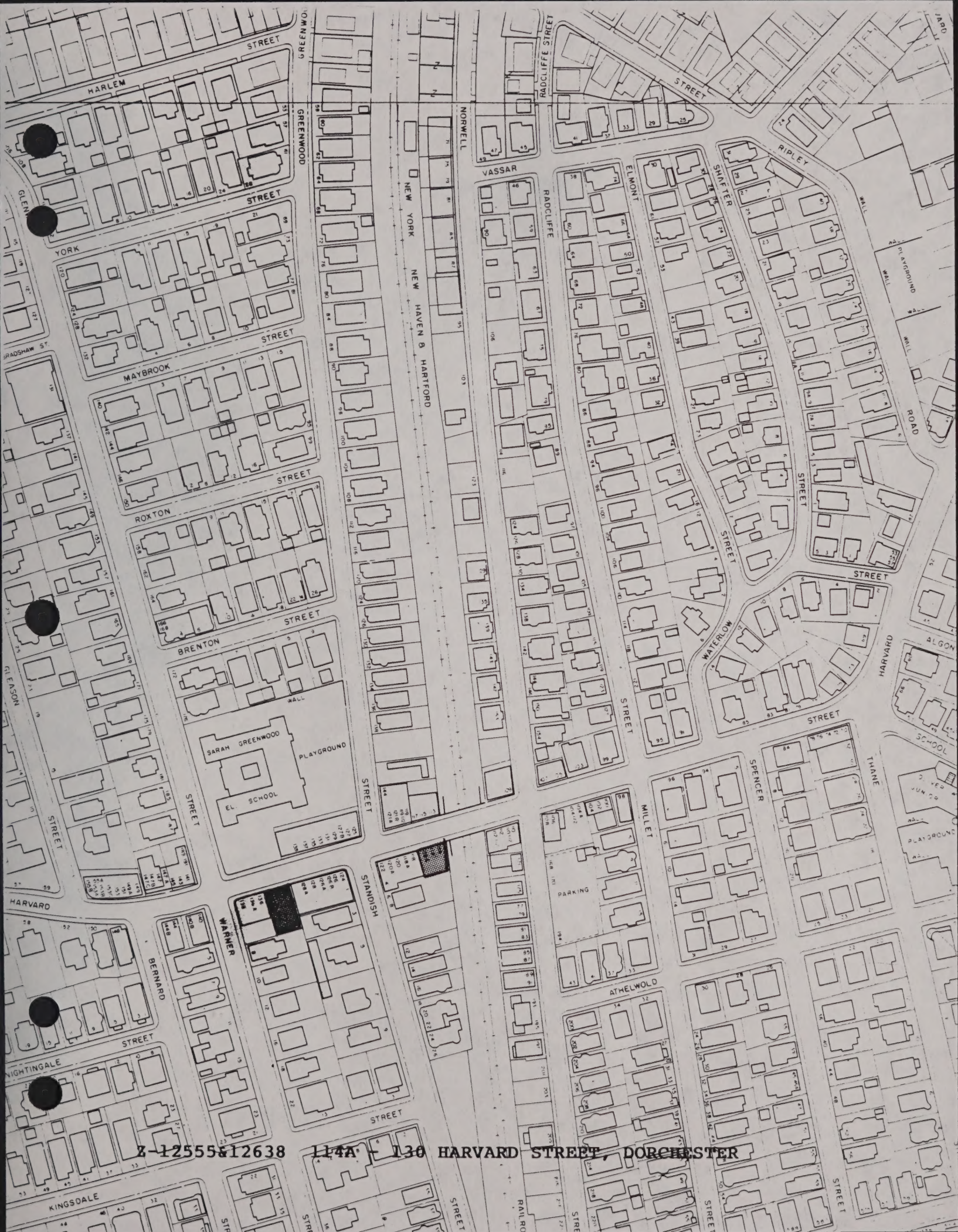
Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from sub shop to laundromat, variety store, take-out restaurant, and commercial use; use premises for ancillary parking.

Violation(s): Ancillary parking and parking lot are conditional uses.
Insufficient off-street parking.

VOTED: In reference to petitions Z-12555 & Z-12638, Richard D. Rist, 114A-122 & 124-130 Harvard Street, Dorchester, for two conditional uses and variance for change of occupancy from sub shop to laundromat, variety store, take-out restaurant, commercial use, and use premises for ancillary parking in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to exterior treatment, signage, and off-street parking be submitted to the Authority for design review approval. Uses compatible with immediate local business area. Parking for thirteen vehicles will be provided.



2-12555&12638 114A - 130 HARVARD STREET, DORCHESTER

Board of Appeal Referrals

3/9/89

Hearing: 3/7/89 Z-12556
801 Boylston Street Trust
801-807 Boylston Street
Boston

Site: Parking lot

District(s): General business (B-8-120A)

Purpose: Use premises for 36-car parking lot.

Violation(s): Ancillary parking is conditional use.

Restricted parking district.

VOTED: In reference to petition Z-12556, 801 Boylston Street Trust, 801-807 Boylston Street, Boston, for two conditional uses for use of premises for 36-car parking lot in a general business (B-8-120A) district, the Boston Redevelopment Authority recommends denial. This appeal seeks to increase the permitted number of spaces from 25 to 36. The appellant seeks a Conditional Use Permit and relief from Section 6-3A (Additional Conditions Required for Approval of Parking Facilities in a Restricted Parking District) to increase off-street parking. The immediate area is adequately provided for by public transportation and is served by the Prudential Center parking Lot which contains approximately 800 spaces and is rarely more than 80 percent filled. The lot will not be replacing off-street parking spaces in one or more nearby parking facilities, nor will it replace nearby legal on-street parking spaces that have been eliminated. The lot will contribute to traffic flows during peak transportation periods. The facility does not constitute a temporary parking lot and no intent to reuse the land for an allowed use has been expressed by the appellant. Further, the permit granted by the Air Pollution Control Commission is inconsistent with this appeal in that the appellant seeks more parking spaces than their permit would allow. The appellant has applied for, and received a permit from the Air Pollution Control Commission (APCC) allowing a total of 35 spaces (15 commercial and 20 exempt spaces, TOTAL of 35 spaces). The APCC permit was granted with the following conditions: annual renewal, rate structure to encourage short-term parking, permission for 15 commercial spaces and 20 exempt spaces only, any modification of the plan submitted to APCC must be approved by the APCC, permit is revocable for any violation of these conditions. The Boston Transportation Department has stated (CONTINUED)

that, if approved, the rate structure should be structured so as to encourage short-term parking. The lot should also contain clear identification of the exempt spaces and the commercial spaces, clear identification of entrances and exits, and wheel stops in front of sidewalks without curbcuts. The Neighborhood Association of the Back Bay is opposed to this petition for the reasons of: lack of need for such a facility so close to public transportation and a large parking garage located across the street at the Prudential Center, anticipated traffic problems created by the lot due to queing along Boylston Street and by cars crossing each other's path as one car turns down Fairfield Street and another exits the lot and turns down Boylston Street, the impact the lot will have on the adjacent public alley and pedestrians in the area, and the increase of traffic on the side streets.



Z-12556 801-847 BOYLSTON STREET, BOSTON

Board of Appeal Referrals

3/9/89

Hearing: 3/14/89

Z-12583
James Gribaudo
17 Glenellen Road
West Roxbury

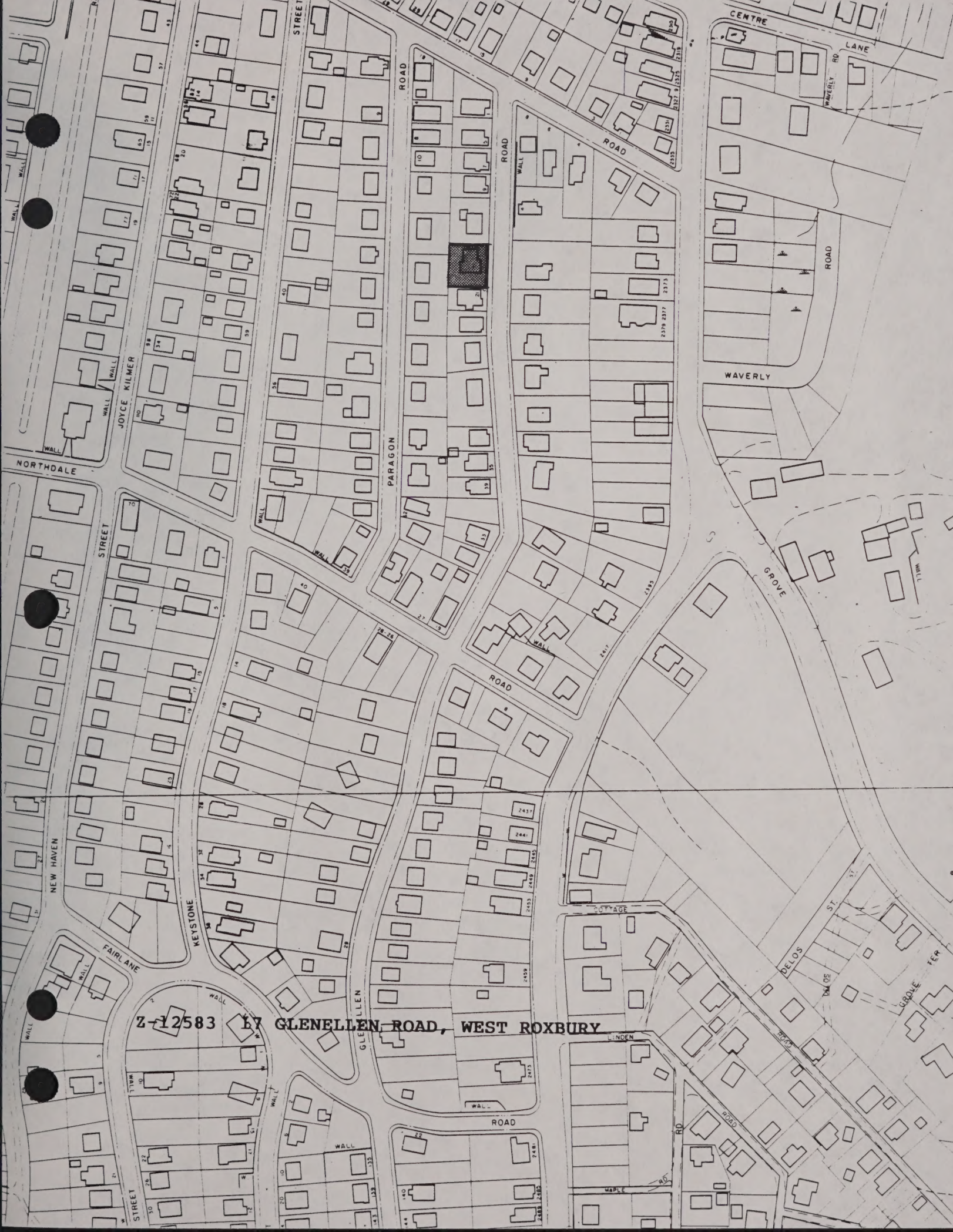
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12583, James Gribaudo, 17 Glenellen Road, West Roxbury, for extension of nonconforming use to erect one-story addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. No detrimental affect to the neighborhood.



Z-12583

GLENELLEN ROAD, WEST ROXBURY

Board of Appeal Referrals

3/9/89

73

Hearing: Not Scheduled Z-12711
1734 Washington Street Limited Partnership
1734 Washington Street
Boston

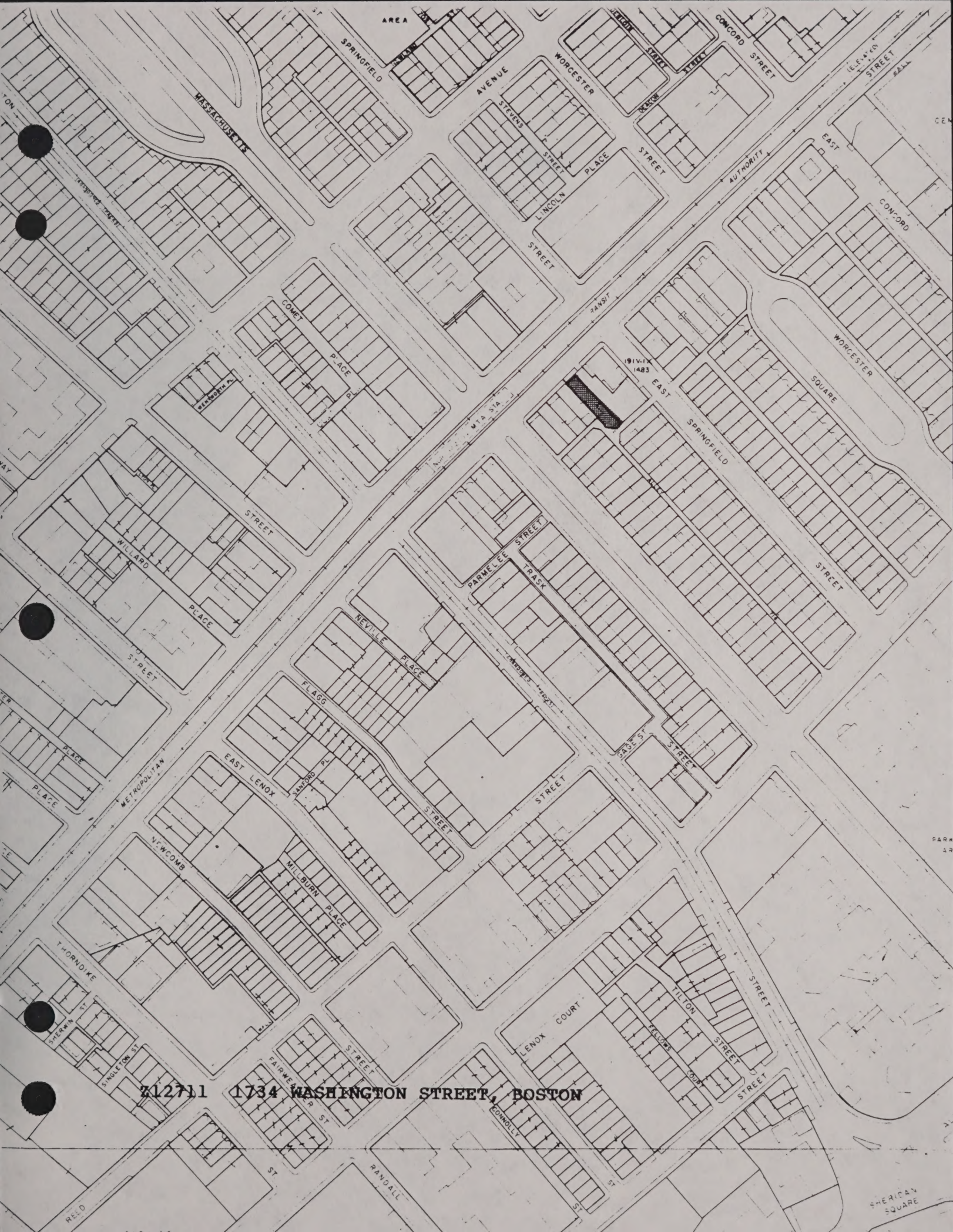
Site:

District(s): General business (B-2)

Purpose: Change occupancy from six apartments and store to two apartments, lodging house (31 lodgers), store, and office.

Violation(s): Insufficient open space and off-street parking.

VOTED: In reference to petition Z-12711, 1734 Washington Street Limited Partnership, 1734 Washington Street, Boston, for two variances for change of occupancy from six apartments and store to two apartments, lodging house (31 lodgers), store, and office in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Last December, the Authority conveyed the property to the 1734 Washington Street Limited Partnership which is affiliated with the Pine Street Inn to substantially rehabilitate the existing vacant and boarded structure for a viable occupancy. Four Corners Neighborhood Association supports this development which will address the serious problem of homelessness in the City.



212711 1734 WASHINGTON STREET, BOSTON

Board of Appeal Referrals

3/9/89

74

Hearing: 3/21/89 Z-12483
Trustees of Boston University
631-633 Commonwealth Avenue
Boston

Site: Six-story structure

District(s): Apartment (H-4)

Purpose: Change occupancy from classrooms, offices and eleven off-street parking spaces to classrooms, offices, laboratories, conference rooms, lecture halls, research, instructional and therapy clinics (University and non-affiliated patients), related or incidental educational/academic uses and five off-street parking spaces; erect six-story and mezzanine rear addition.

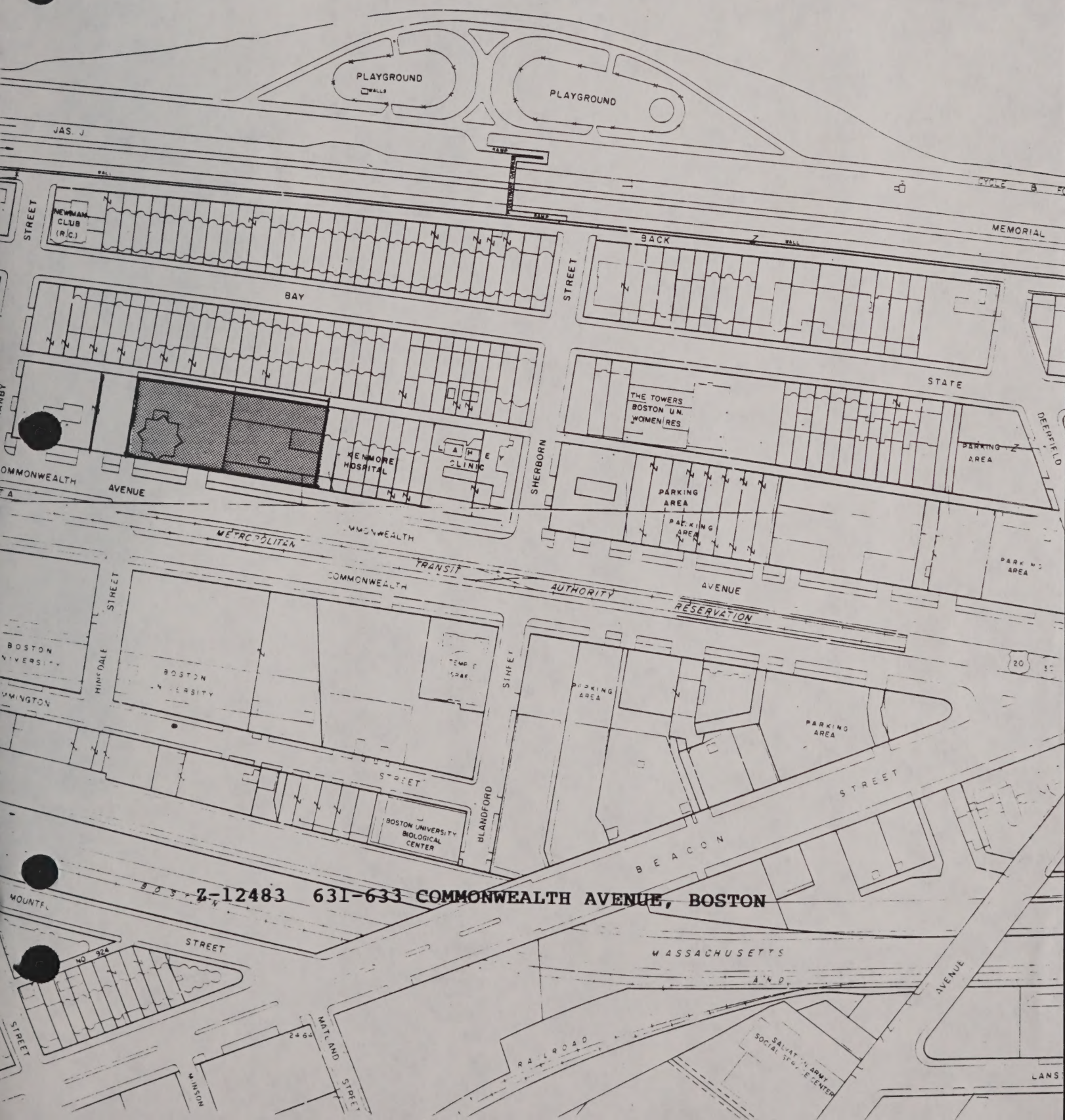
Violation(s): College or university, scientific research, teaching labs are conditional uses.

Pre-existing conditional use.

Excessive floor area ratio.

Insufficient side, rear yards, and setback of parapet.

VOTED: In reference to petition Z-12483, Trustees of Boston University, 631-633 Commonwealth Avenue, Boston, for three conditional uses and five variances for change of occupancy from classrooms, offices, and eleven off-street parking spaces to classrooms, offices, laboratories, conference rooms, lecture halls, research, instructional and therapy clinics (University and non-affiliated patients), related or incidental educational/academic uses and five off-street parking spaces and erect six-story and mezzanine rear addition in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The project has been reviewed and approved by the Boston University Task Force. Voting an exception to the moratorium on academic projects, the Task Force approved the 20,000-square-foot renovation to the rear of the building and recommended that there be substantial changes to the existing front facade which will be appressed in the design review process.



2-12483 631-633 COMMONWEALTH AVENUE, BOSTON

